

513/18755

Friday, October 25, 2024

6:31 PM

पावती

Original/Duplicate

नोंदणी क्र. :39M

Regn.:39M

पावती क्र.: 19931 दिनांक: 25/10/2024

गावाचे नाव: ओशिवरा

दस्तऐवजाचा अनुक्रमांक: बदर17-18755-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: इन्फिनिटी ग्लोबल सप्लाय चैन लिमिटेड चे संचालक भिमजी नानजी पटेल

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2900.00

पृष्ठांची संख्या: 145

एकूण:

₹. 32900.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे

6:50 PM ह्या वेळेस मिळेल.


भ. वि. नि. का. अधीन-6

वाजार मूल्य: ₹.32676788.31 /-

मोवदला ₹.127883700/-

भरलेले मुद्रांक शुल्क : ₹. 7673100/-

सह. दुय्यम निबंधक, अधीरी -६,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: ₹.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024254021624 दिनांक: 25/10/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024250518948 दिनांक: 25/10/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010368361202425E दिनांक: 25/10/2024

बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....29/10/2024

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

2024102511340

25 October 2024,06:17:31 PM

बदर17

मूल्यांकनाचे वर्ष 2024
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 50-ओशिवरे (अंधेरी)
उप मूल्य विभाग भुभाग: उत्तर, पुर्व व दक्षिणेस गावाची हद्द, पश्चिमेस वीरा देसाई मार्ग.
सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#737

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
56350	121260	139450	166900	121260	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	194.67चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्ववाहन सुविधा-	आहे	मजला -	21st floor To 30th floor		

रस्ता सन्मुख -

संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 115% apply to rate= Rs.160368/-

रस्ता सन्मुखनुसार मूल्यदर = 115% apply to rate = Rs.160368/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= (((160368-56350) * (100 / 100))+56350)
= Rs.160368/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 160368 * 194.67
= Rs.31218838.56/-

E) बंदिस्त वाहन तळाचे क्षेत्र 41.82चौरस मीटर
बंदिस्त वाहन तळाचे मूल्य = 41.82 * (139450 * 25/100)
= Rs.1457949.75/-

Applicable Rules = ,10,9 ब,4,16

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 31218838.56 + 0 + 0 + 0 + 1457949.75 + 0 + 0 + 0 + 0 + 0
=Rs.32676788.31/-

Home

Print

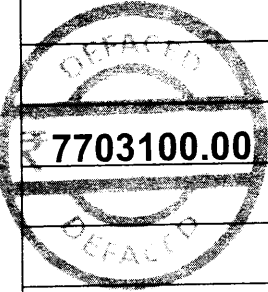
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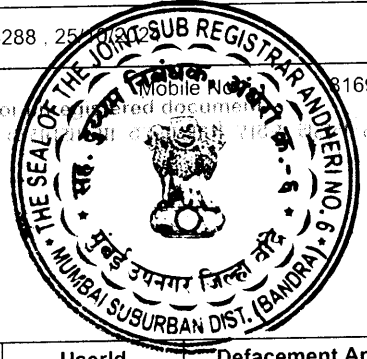
CHALLAN
MTR Form Number-6



GRN MH010368361202425E	BARCODE	Date 24/10/2024-19:03:34	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name BDR17_JT SUB REGISTRAR ANDHERI 6		PAN No.(If Applicable)	AAECV5477D
Location MUMBAI		Full Name	VEER SAVARKAR PROJECTS PRIVATE LIMITED
Year 2024-2025 One Time		Flat/Block No.	Unit No 2404 Signature
Account Head Details		Premises/Building	
0030045501 Stamp Duty	Amount In Rs. 7673100.00	Road/Street	Veera Desai Road Andheri West
0030063301 Registration Fee	30000.00	Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 5 3
		Remarks (If Any)	PAN2=AAFCl9801F~SecondPartyName=INFINITY GLOBAL SUPPLY CHAIN LIMITED~
		Amount In	Seventy Seven Lakh Three Thousand One Hundred Rupee
		Words	es Only
Total 77,03,100.00			
Payment Details INDIAN BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	02608672410202448862
		Ref. No.	6064024836
Cheque/DD No.		Bank Date	24/10/2024-19:06:30
		RBI Date	25/10/2024
Name of Bank		Bank-Branch	INDIAN BANK
Name of Branch		Scroll No. , Date	26288 , 25/10/2024



बदर - १७/
9694 2 924
२०२४



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.
अदर खाता कदम द्वारा विधिक कार्यालय, बंदरा, मुंबई उपनगर जिल्हा येथे दाखलासाठी खालीलप्रमाणे कार्यवाही करावी.

Signature Not Verified

Digitally signed by D.V. VISHAL
TREASURY OFFICE 1
Date: 2024.10.25 18:32:28 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-513-18755	0005730495202425	25/10/2024-18:31:39	IGR554	30000.00



CHALLAN
MTR Form Number-6



GRN	MH010368361202425E	BARCODE		Date	24/10/2024-19:03:34	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	BDR17__JT SUB REGISTRAR ANDHERI 6			PAN No.(If Applicable)	AAECV5477D		
Location	MUMBAI			Full Name	VEER SAVARKAR PROJECTS PRIVATE LIMITED		
Year	2024-2025 One Time			Flat/Block No.	Unit No 2404 Signature		
Account Head Details	Amount In Rs.		Premises/Building	Veera Desai Road Andheri West			
0030045501 Stamp Duty	7673100.00		Road/Street				
0030063301 Registration Fee	30000.00		Area/Locality	Mumbai			
			Town/City/District				
			PIN	4 0 0 0 5 3			
			Remarks (If Any)	PAN2=AAFCI9801F~SecondPartyName=INFINITY GLOBAL SUPPLY CHAIN LIMITED~			
			Amount In	Seventy Seven Lakh Three Thousand One Hundred Rupees Only			
Total	77,03,100.00		Words				
Payment Details	INDIAN BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	02608672410202448862	6064024836			
Cheque/DD No.	Bank Date	RBI Date	24/10/2024-19:06:30	Not Verified with RBI			
Name of Bank	Bank-Branch		INDIAN BANK				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 8169261749

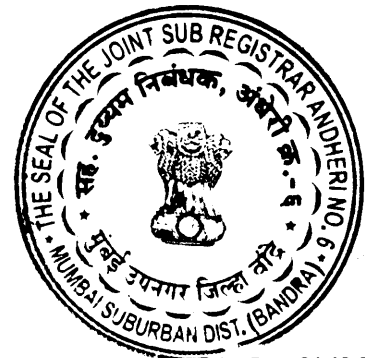
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

बदर - १७/

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and executed at Mumbai, on this 24th day of October in the Christian Year Two Thousand and Twenty-Four (2024):

BETWEEN:

VEER SAVARKAR PROJECTS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and validly existing under the provisions of the Companies Act, 2013; bearing CIN U70102MH2013PTC247076; and having its registered office at CTS No. 737/9/12A/1A, Oshiwara Village, Off. Veera Desai Road, Andheri (West), Mumbai 400 053, hereinafter referred to as "**the Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**;



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AND

INFINITY GLOBAL SUPPLY CHAIN LIMITED, a company incorporated under the provisions of the Companies Act, 2013 bearing CIN U15100MH2021PLC353373 and having its registered office at Office No. 605, 6th Floor, Remi Commercio, Shah Industrial Estate, Link Road, Andheri (West), Mumbai 400053, hereinafter referred to as "**the Purchaser**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **OTHER PART**:

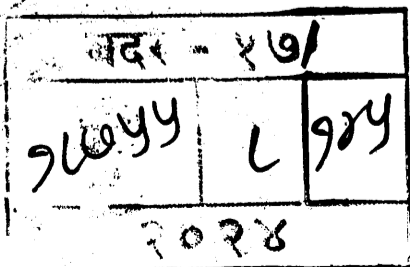
The Promoter and the Purchaser are hereinafter individually referred to as "**a Party**" and collectively as "**the Parties**".

WHEREAS:

A. The Promoter is seized and possessed of and otherwise well and sufficiently entitled to undertake development of all those piece or parcel of land earlier bearing CTS No. 737/9/12/A1 admeasuring 966.8 square meters CTS No. 737/9/12/E admeasuring 2,368.0 square meters and CTS No. 737/9/12/F admeasuring 256.9 square meters and now bearing CTS no. 737/9/12A/1A admeasuring 2,136.13 square meters, CTS no. 737/9/12A/1B admeasuring 1,442.57square meters and bearing CTS no. 737/9/12A/1C admeasuring 13.00 square meters (as per the Property Register Cards), in aggregate admeasuring 3,591.70 square meters, all of Village – Oshiwara, Taluka – Andheri in the Registration District of Mumbai Suburban as more particularly described in the **First Schedule** hereunder written and shown as marked in red colour boundary lines on the Plan hereto annexed as **Annexure 'A'** (hereinafter referred to as "**the Larger Property**").

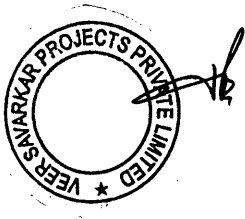
B. The development rights in respect of the Larger Property are acquired by the Promoter in the following manner:

- i. At all relevant times prior to 26th September, 2005, (1) Mr. Hanif Umar Chunawala, (2) Mr. Iqbal Umar Chunawala, (3) Mrs. Hamidabanu Umar Chunawalla, (4) Mrs. Kulsum Umar



Chunawala and(5) Mr. Mohammed Rafiq Umar Chunawala (hereinafter collectively referred to as "**Chunawallas**") were seized and possessed of and otherwise well sufficiently entitled inter alia to all that piece or parcel of land earlier bearing CTS nos. 737/9/12/E and 737/9/12/F of Village Oshiwara, Taluka Borivali, Mumbai Suburban District (being a part of the Larger Property) (hereinafter referred to as "**the First Land**").

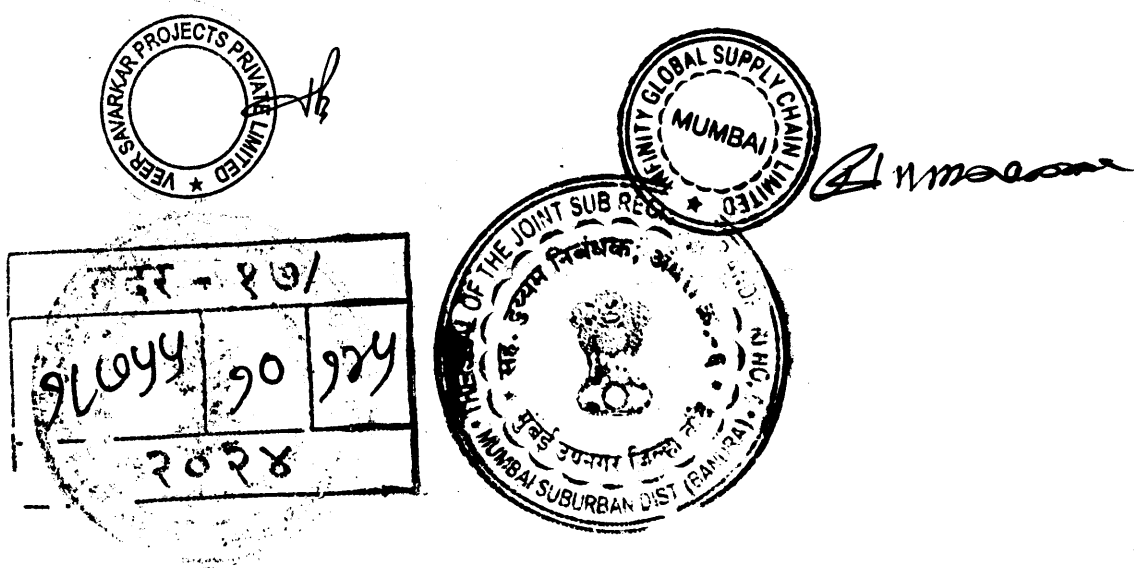
- ii. By and under a Development Agreement dated 21st September, 2005 made and executed by and between the said Chunawallas and (1) Anuj Desai, (2) Nilesh Dalal, (3) Sanjay Nandani, (4) Pervez Dumasia and (5) Ashwanikumar V. Desai (hereinafter referred to as "**the Erstwhile Developers**"), the said Chunawallas had granted development rights inter alia in respect of the said First Land to and in favour of the Erstwhile Developers at and for the consideration and on other terms and conditions more particularly set out therein. The said Development Agreement dated 21st September, 2005 is duly registered with the Sub-Registrar of Assurances at Andheri no.3 under serial No. BDR-9/9306/2005 (hereinafter referred to as "**the 2005 Development Agreement**").
- iii. Pursuant thereto, by and under an Indenture of Conveyance dated 28th December, 2010 made and executed between the said Chunawallas of the First Part, the said Erstwhile Developers of the Second Part and one Birla Edutech Limited (hereinafter referred to as "**Birla**") of the Third Part, which is registered with the Sub-Registrar of Assurances at Andheri no.4 under serial No. BDR-15/901/2011 (hereinafter referred to as "**the 2010 Conveyance**"), the said Chunawallas with consent and confirmation of the said Erstwhile Developers sold, conveyed and transferred the First Land to and in favour of Birla, at and for the consideration and on other terms and conditions more particularly set out therein.



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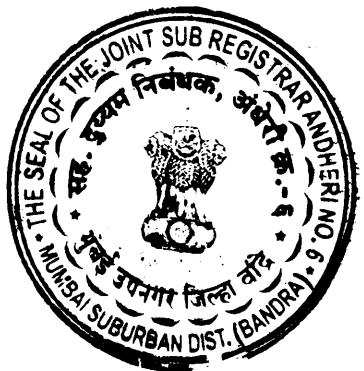
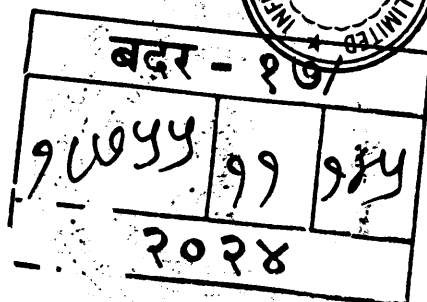
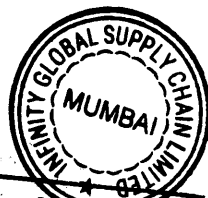


- iv. Further that, at all relevant times prior to 17th March, 2010, one Mr. Balkrishna Pritamlal Wadhawan (hereinafter referred to as "**Balkrishna**") was seized and possessed of and otherwise well sufficiently entitled to all that piece or parcel of land earlier bearing CTS no.737/9/12/A/1 of Village Oshiwara, Taluka Borivali, Mumbai Suburban District (also forming part of the Larger Property) (hereinafter referred to as "**the Second Land**");
- v. By and under an Indenture of Conveyance dated 17th March, 2010 registered with the Sub-Registrar of Assurances at Andheri no.4 under serial No. BDR-15/2906/2010 made and executed by and between the said Balkrishna in favour of (1) Mr. C.R. Rajesh Nair and (2) Mrs. Sarita Sequiera (hereinafter collectively referred to as "**Nair and Sequiera**"), the said Balkrishna had sold, conveyed and transferred the Second Land to and in favour of the said Nair & Sequiera at and for the consideration and on other terms and conditions more particularly set out therein.
- vi. By and under a Lease Deed dated 25th March, 2010 registered with Sub-Registrar of Assurances at Andheri no.4 under serial No. BDR-15/3237/2010 (hereinafter referred to as "**the 2010 Lease Deed**"), made and executed by and between the said Nair & Sequiera in favour of one Lotus Corporation Private Limited (hereinafter referred to as "**Lotus**"), the said Nair & Sequiera have granted a lease in respect of a portion of land admeasuring 18 square meters out of the Second Land to and in favour of Lotus, at and for the consideration and for the rent reserved thereby on the terms and conditions as more particularly set out therein.
- vii. By and under an Indenture of Conveyance dated 25th March, 2011 made and executed between Nair & Sequiera in favour of Birla, which is registered with the Sub-Registrar of Assurances at Andheri no. 4 under serial No. BDR-15/03279/2011 (hereinafter referred to as "**the 2011 Conveyance**") the said Nair & Sequiera sold, transferred and conveyed the Second Land to and in favour



of Birla, at and for the consideration and on the other terms and conditions more particularly set out therein.

- viii. Accordingly, Birla had acquired title in respect of the First Land and the Second Land (subject to the leasehold rights of Lotus under the 2010 Lease Deed), thus constituting the Larger Property as described in the *First Schedule* hereunder written;
- ix. Thereafter, by and under a Term Sheet dated 14th April, 2015 (hereinafter referred to as "**the said Term Sheet**"), Birla had agreed to sell and transfer the Larger Property to and in favour of the Promoter, at and for the consideration and on other terms and conditions more particularly set out therein (it is recorded in an Order dated 10th May, 2017 passed by the Hon'ble Court of Sessions for Greater Bombay, being the Designated Court under the provisions of the Maharashtra Protection of Interest of Depositors (in Financial Institutions) Act, 1999 (hereinafter referred to as "**the MPID Act**") in Miscellaneous Application no.497 of 2017 in MPID Special Case no.4 of 2014 (hereinafter referred to as "**the said Order**") and Certificate of Sale dated 12th May, 2017 issued by the Deputy Collector (Encroachment/Removal) and Competent Authority (under MPID Act), Colaba Division, Mumbai, (hereinafter referred to as "**the Competent Authority Under MPID Act**") which is registered with the Sub-Registrar of Assurances at Andheri no.1 under serial No. BDR-1/5162/2017 (hereinafter referred to as "**the said Sale Certificate**"), that Birla has put the Promoter in physical possession of the Larger Property pursuant to the said Term Sheet).
- x. Pursuant to the aforesaid, by and under a Notification dated 19th March, 2016, issued by the Government of Maharashtra (Home Department) and published in Official Gazette (pursuant to the provisions of Sections 4 and 5 of the MPID Act), the Larger Property was attached under the provisions of the MPID Act; and



the Dy. Collector (Encroachment/Removal) Colaba Division, Mumbai City was appointed as the Competent Authority Under MPID Act in respect of the Larger Property.

- xi. Thereafter, by and under an order dated 20th October, 2016 passed by the Hon'ble MPID Designated Court under the MPID Act, in Special Case no.4 of 2014, the Larger Property was ordered to be sold by an auction.
- xii. The Promoter had preferred a Miscellaneous Application no.497 of 2017 before the Hon'ble MPID Designated Court (hereinafter referred to as "the said Misc. Application") in the aforesaid Special Case no.4 of 2014 in C.R. No 168 of 2013; and the said Misc. Application came up for hearing before the Hon'ble MPID Designated Court on 10th May, 2017.
- xiii. It is recorded in said Order dated 10th May, 2017 (passed in the aforesaid Miscellaneous Application) that at the time of hearing of the said Misc. Application on 10th May, 2017, the Promoter made an offer for purchase of the Larger Property for the sum of Rs.25,00,00,000/- (Rupees Twenty Five Crore Only), [out of which an amount of Rs.1,00,00,000/- (Rupees One Crore Only) was paid by the Promoter to the said Birla at the time of execution of the aforesaid Term Sheet]; and accordingly, the balance amount of Rs.24,00,00,000/- (Rupees Twenty Four Crore Only), was paid by the Promoter to the Competent Authority Under the MPID Act on 10th May, 2017, itself. In the circumstances, after hearing all the concerned parties, the Hon'ble MPID Designated Court has passed the said Order dated 10th May, 2017, in the said Misc. Application; and has thereby inter alia directed the Competent Authority Under the MPID Act to issue a Certificate of Sale in respect of the Larger Property in favour of the Promoter.
- xiv. In accordance with the directions of the Hon'ble MPID Designated Court under the said Order, the Competent Authority Under MPID

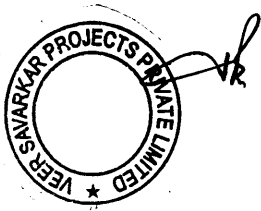


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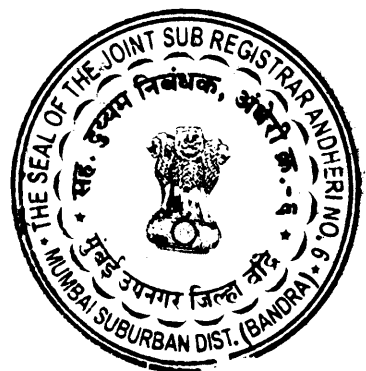


Act has issued the said Sale Certificate; and has thereby certified and confirmed the sale and transfer of the Larger Property to and in favour of the Promoter; and in the circumstances, title to the Larger Property stood vested in the Promoter in the manner as more particularly set out in the said Sale Certificate. Vide the said Sale Certificate; the Competent Authority under MPID Act has also handed over juridical possession of the Larger Property to the Promoter as recorded therein.

- xv. In the circumstances, the Promoter has acquired a clear and marketable title to the Larger Property in accordance with the terms and conditions mentioned in the said Order and the said Sale Certificate, subject only to the leasehold entitlement of Lotus in respect of the portion admeasuring 18 square meters out of the Second Land (forming part of the Larger Property) as per the terms of the 2010 Lease Deed.
- C. The Larger Property was initially reserved only for a Municipal Primary/Secondary School in the previously applicable Development Plan for Greater Mumbai, 1991.
- D. Thereafter, by virtue of various notifications issued by the Urban Development Department of the Government of Maharashtra under the provisions of the Maharashtra Regional and Town Planning Act, 1966, the Development Control and Promotion Regulations, 2034 for Greater Mumbai (hereinafter referred to as "the DCPR"), came into force and by coming into force of the DCPR the reservation of the Larger Property was changed to hospital and for a Municipal Primary/Secondary School in the new Development Plan for Greater Mumbai, 2034.
- E. Accordingly, the said Larger Property (being reserved for hospital and a Municipal Primary/Secondary School as aforesaid) could be developed under the provisions comprised in Regulation 17 (1) of the DCPR.
- F. The Promoter had made certain applications to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "the MCGM") for

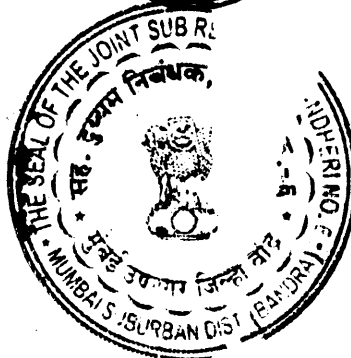
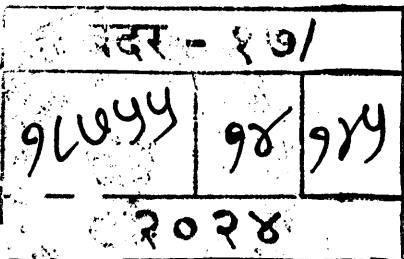


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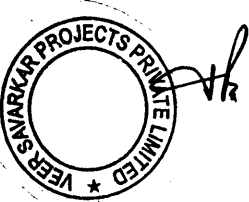
development of the Larger Property under the accommodation reservation policy as per the applicable DCPR.

- G. Pursuant to such the aforesaid application made by the Promoter to the MCGM for development of the Larger Property, the MCGM has issued a Development Permission dated 22nd November, 2018 to the Promoter. Annexed hereto and marked as **Annexure 'B'** is a copy of the said Development Permission dated 22nd November, 2018.
- H. Pursuant thereto, the MCGM approved plans for development of and construction on the said Larger Property and has issued an Intimation of Disapproval dated 6th August, 2019 (hereinafter referred to as "**the IOD**") to the Promoter. Annexed hereto and marked as **Annexure 'C'** is a copy of the said IOD.
- I. In accordance to the development plans of the DCPR, the Promoter is required to handover to the MCGM land forming part of the Larger Property for road widening being area admeasuring approximately 13.00 square meters forming part on the Larger Property (viz. land admeasuring 3,591.70 square meters), thus reducing the area of the Larger Property to land admeasuring approximately 3,578.70 square meters. The Promoter shall solely be entitled to receive and utilise the entire benefits/compensation either in the form of monetary compensation or compensation in the form of Floor Space Index (hereinafter referred to as "**FSI**") or Transferable Development Rights (hereinafter referred to as "**the TDR**") as may become available to the Promoter in lieu of handover of such portion for road widening to the MCGM and/or concerned authorities.
- J. In accordance with the provisions of Regulation 17 (1) of the DCPR, the Promoter was required to develop the reservation (a) viz. hospital building on 40% (Forty Percent) of the area of the land admeasuring 3,415.55 square meters forming part of the Larger Property (viz. land admeasuring 3,578.70 square meters) viz. land admeasuring approximately 1,366.22 square meters (hereinafter referred to as "**the Hospital Plot**") and (b) viz.



municipal school building on 50% (Fifty Percent) of the area of the land admeasuring 152.70 square meters forming part of the Larger Property (viz. land admeasuring 3,578.70 square meters) viz. land admeasuring approximately 76.35 square meters (hereinafter referred to as “**the School Plot**”) and handover such constructed hospital building along with the Hospital Plot and the School Plot (viz. in aggregate land admeasuring approximately 1,442.57 square meters) to the MCGM free of costs and the Promoter is entitled to put up construction of a multistoried building for commercial office use on the remaining land area out of the Larger Property (viz. land admeasuring 3,578.70 square meters) in aggregate admeasuring approximately 2,136.13 square meters (hereinafter referred to as “**the Sale Plot**”) (viz. (a) land admeasuring 2,049.33 square meters (being 60% (Sixty Percent) of the area of the land admeasuring 3,415.55 square meters forming part of the Larger Property) and (b) land admeasuring 76.35 square meters (being 50% (Fifty Percent) of the area of the land admeasuring 152.70 square meters forming part of the Larger Property) and (c) remaining land area admeasuring 10.45 square meters (being land forming part of the Larger Property). As per the applicable provisions of the DCPR and in particular under provision of regulation 17 (1) of the DCPR; the construction on the Sale Plot is permitted for the permissible use in the zone (other than the purpose for which the Larger Property is reserved).

- K. The Hospital Plot and the School Plot are contiguous plots of land admeasuring approximately 1,442.57 square meters and are hereinafter collectively referred to as “**the Reserved Plot**”. Since the School Plot admeasures only 76.35 square meters it was not possible to construct an independent school building on the School Plot and accordingly, the Promoter had made an application to the MCGM vide the Promoter’s letter dated 24th April, 2020 to permit the Promoter to construct additional area in the hospital building in lieu of construction of the proposed school building; thereafter, the Promoter has already completed construction of the hospital building on the Reserved Plot, and handed over the Reserved Plot and hospital building to the MCGM in the manner

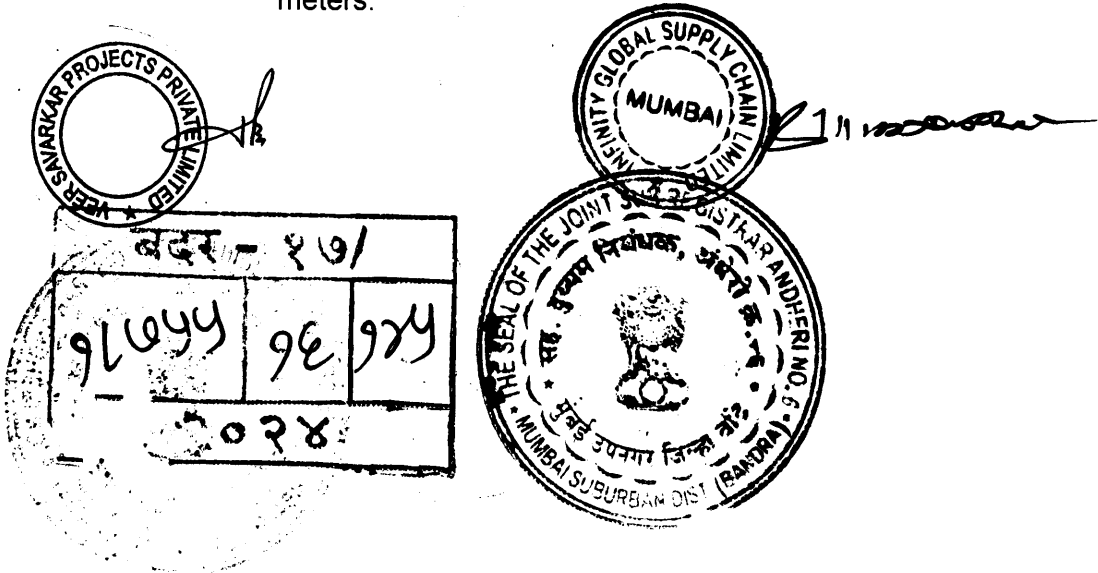


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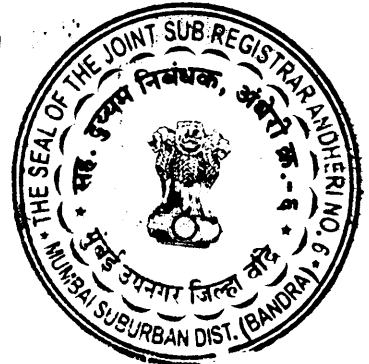
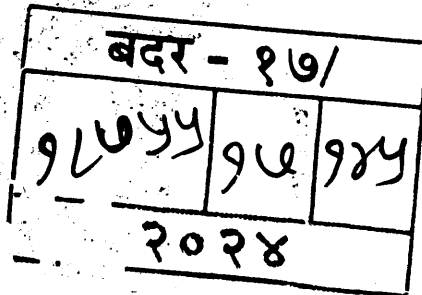
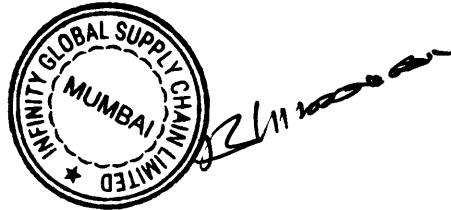
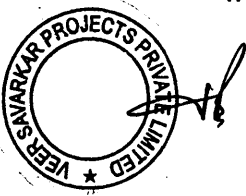
elaborated hereinafter.

- L. In the circumstances, the Promoter has completed construction of a multistoried building on the Sale Plot (hereinafter referred to as “**the New Building**”) known as ‘**SIGNATURE**’.
- M. The Reserved Plot, on which the Promoter has already constructed the hospital building, and handed over such Reserved Plot and hospital building constructed thereon to the MCGM is shown as marked in red colour shades on the plan annexed hereto and marked as **Annexure ‘D’** and the Sale Plot on which the Promoter has constructed the New Building is shown as marked in red colour shades on the plan annexed hereto and marked as **Annexure ‘E’**. The Sale Plot is more particularly described in the **Second Schedule** hereunder written.
- N. The MCGM has issued the Commencement Certificate dated 26th August, 2019, thereby permitting the Promoter to commence construction of the New Building on the Sale Plot and the same is revalidated from time to time on 24th April 2020, 13th August 2021, 30th November 2021, 31st December 2021 and 24th May 2022. Annexed hereto and marked as **Annexure ‘F’** is a copy of the said revalidated Commencement Certificate dated 24th May 2022.
- O. Pursuant thereto, initially by and under an Order dated 27th December, 2019 passed by the Collector, Mumbai Suburban District, the Larger Property was subdivided into 3 (three) distinct plots as per the following details:
- i. the Sale Plot bearing CTS no. 737/9/12A/1A admeasuring approximately 2,133.43 square meters;
 - ii. the Reserved Plot bearing CTS no. 737/9/12A/1B admeasuring approximately 1,440.77 square meters; and
 - iii. the plot to be handed over to the MCGM for road widening bearing CTS no. 737/9/12A/1C admeasuring approximately 17.50 square meters.



A copy of the said order dated 27th December, 2019 is annexed hereto and marked as **Annexure 'G'**. The said order dated 27th December, 2019 was subsequently revised as elaborated hereinafter.

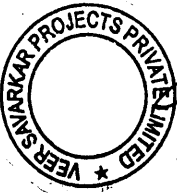
- P. Pursuant to completion of construction of the hospital building on the Reserved Plot, on the basis of application made by the Promoter to the MCGM, the MCGM issued Full Occupancy and Building Completion Certificate dated 4th August, 2021, bearing no. P-2288/2019/(737/9/12/A/1 and Other)/KW Ward/OSHIWARA/OCC/1/New in respect of the hospital building constructed on the Reserved Plot. Annexed hereto and marked as **Annexure 'G1'** is a copy of the said Full Occupancy and Building Completion Certificate dated 4th August, 2021 (in respect of the hospital building constructed on the Reserved Plot).
- Q. On completion of construction of the hospital building on the Reserved Plot and pursuant to receipt of the occupancy certificate in respect thereof as aforesaid, the Promoter has handed over possession of the hospital building together with the Reserved Plot to the MCGM, in compliance of its obligation in accordance with the provisions of Regulation 17 (1) of the DCPR; and the MCGM has issued a Possession Receipt for Buildable Reservation in that behalf, dated 5th August, 2021. Annexed hereto and marked as **Annexure 'G2'** is a copy of the said Possession Receipt dated 5th August, 2021 issued by the MCGM.
- R. Thereafter, on the basis of application made by the Promoter, the Collector of Mumbai Suburban District issued revised order dated 13th December, 2021, and the Larger Property is now subdivided into 3 (three) distinct plots as per the following details:
- the Sale Plot bearing CTS no. 737/9/12A/1A admeasuring approximately 2,136.13 square meters;
 - the Reserved Plot bearing CTS no. 737/9/12A/1B admeasuring approximately 1,442.57 square meters (handed over to MCGM with Property Register Card muted in the name of MCGM) ; and



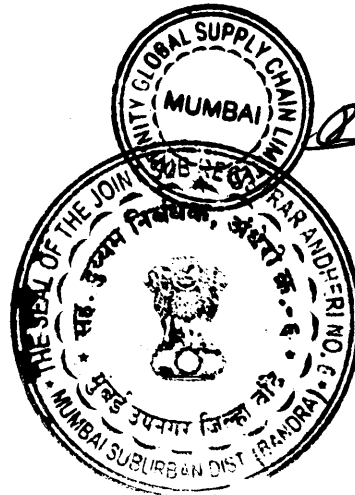
- iii. the plot to be handed over to the MCGM for road widening bearing CTS no. 737/9/12A/1C admeasuring approximately 13.00 square meters (handed over to MCGM with Property Register Card muted in the name of MCGM).

A copy of the said order dated 13th December 2021 is annexed hereto and marked as Annexure 'G3' and the copies of Property Register Cards in respect of the 3 (three) sub-divided plots of land as aforesaid are annexed hereto and marked as Annexure 'H'.

- S. The Promoter has from time to time submitted amended plans for construction on the Sale Plot for approval to the MCGM and the same were approved by MCGM from time to time.
- T. The Promoter has completed construction of the New Building comprising of 4 (four) levels of basement, lower ground floor, upper ground floor, 1st floor, 2nd service floor, 3rd to 12th floor, 14th to 28th floor and 29th (part) floor (There is no floor numbered as 13th floor in the New Building).
- U. The Promoter has also disclosed to the Purchaser that at present, the total FSI available for construction on the Sale Plot as per the applicable provisions of DCPR is 18159.34 square meters out of which, an FSI 18002.57 square meters is already permitted to be consumed (as per the existing building approvals) in the course of construction of the New Building.
- V. The development of the Sale Plot undertaken by the Promoter in the manner aforesaid is hereinafter referred to as "**the Project**". The term "**the Project**" wherever the same appears hereinafter shall include without limitation the entire project of construction of the New Building on the Sale Plot; and other structures and the entire development of the Sale Plot, as envisaged by the Promoter.
- W. The Promoter has registered the said Project of development and construction on the Sale Plot under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 (hereinafter referred to as

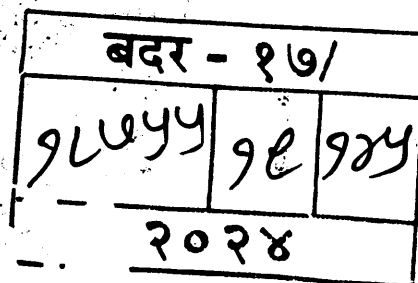
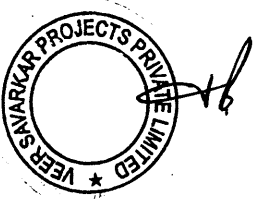


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"RERA"), with the Maharashtra Real Estate Regulatory Authority, under registration No. P51800026446. A copy of the Project Registration Certificate issued by the Maharashtra Real Estate Regulatory Authority in respect of the said Project is annexed hereto and marked as Annexure 'I'. The Purchaser confirms that prior to the execution of this Agreement, the Purchaser has visited the website of the Maharashtra Real Estate Regulatory Authority and has reviewed and understood the contents of all documents and information uploaded by the Promoter on the said website in relation to the Project.

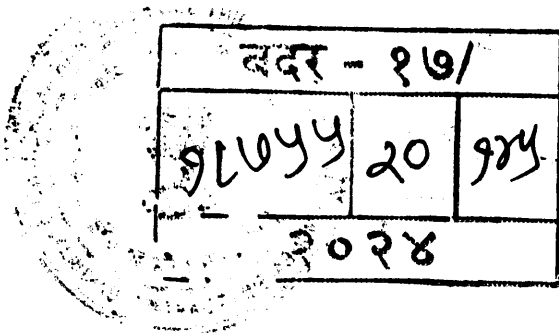
- X. The right and entitlement of the Promoter to undertake development of the Larger Property has been certified by Mr. Neil Mandevia of M/s. Law Scribes, the Advocate/Solicitor of the Promoter, vide Report on Title dated 26th August, 2020; and a copy of the said Report on Title is annexed hereto as Annexure 'J'.
- Y. In the course of developing and constructing the New Building, the Promoter has expressed hardship to the Municipal Commissioner, MCGM in providing regular open spaces required for light and ventilation as per DCPR, as such the Promoter had requested the MCGM to condone such required mandatory open space deficiency; and the Municipal Commissioner, MCGM has condoned such mandatory requirement.
- Z. After completion of the said Project the Promoter through its Architects applied to the MCGM for the Occupancy Certificate in respect of the said Project viz. the New Building and the MCGM in turn has granted the Full Occupancy and Building Completion Certificate to the Promoter vide its Letter dated 12th June, 2023 (hereinafter referred to as the "Full OC") which is annexed hereto and marked as Annexure 'K'.
- AA. Presently, the Promoter has completed construction on the Sale Plot on the basis of the approvals obtained as of now and subsequent modifications will be done on the basis of the further development potential that is already available at present and as may from time to time hereafter become available due to various factors and as per DCPR



and/or any statutory modifications, amendments or re-enactment thereof and as per the phased approvals to be obtained by the Promoter from the concerned authorities. It is clarified that the Promoter has designed the foundation, piling and other aspects pertaining to the load bearing capacity of the New Building as also made provisions for utilities, common areas and common facilities like water tanks, lifts, etc. in such manner that the same would support, withstand and bear the load of the extensions to the New Building with a height of 130.00 meters from the ground level, as is presently envisaged by the Promoter.

BB. It is further clarified that in the course of construction of the New Building, the Promoter has consumed on the Sale Plot the available FSI and development potential as per the provisions of the DCPR including but not limited to the following:

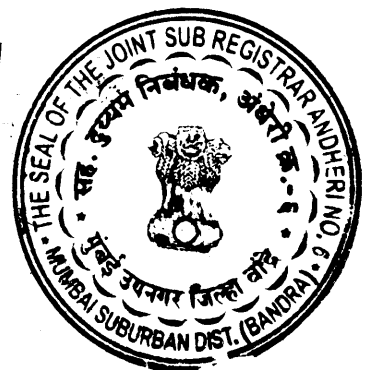
- i. development potential available for consumption on the Sale Plot by way of the FSI emanating from the Larger Property/Sale Plot in the form of base land FSI, which can be consumed free of costs thereon and under the accommodation reservation policy as contained in Regulation 17 (1) of the DCPR;
- ii. development potential available for consumption on the Sale Plot by way acquiring of FSI by way of payment of premium to the Government of Maharashtra or any other statutory authorities including but not limited to the MCGM;
- iii. development potential available for consumption on the Sale Plot by way of loading any additional FSI by whatever name called including inter alia Transferable Development Rights ("TDR") thereon (if and when the same becomes permissible);
- iv. development potential by way of FSI or TDR as may become available to the Promoter for utilisation on the Sale Plot by virtue of the Promoter handing over or constructing any reserved areas forming part of the Larger Property to the MCGM or the Government of Maharashtra or to any other concerned authorities;



- v. development potential (which may or may not be computed within FSI) for construction of certain areas like staircases, lobbies, common areas, etc. by payment of premium to the MCGM/State Government in lieu of consumption of FSI or otherwise howsoever; and
- vi. development potential available for consumption on the Sale Plot by acquiring of compensatory fungible FSI or construction of Fungible Area (by whatever name called) to the extent that the same is permissible under the applicable provisions of the DCPR (either by payment of premium or free of costs).
- CC. Accordingly, the Promoter has constructed the New Building on the Sale Plot comprising of various units which would be capable of being used inter alia as an office.
- DD. The Promoter has entered into an Agreement as prescribed by the Council of Architects appointing the Architect, Mr. Pushkar B. Suthar of Pushkar Consultant registered with the MCGM license survey No. S/336/LS and have also appointed Mr. Achyut N. Watve, as structural engineer/designers for preparing structural design and drawings and specifications of the New Building. The Purchaser accepts the professional supervision of the said Architects and the said Structural Engineer till the completion of the New Building, unless otherwise changed by the Promoter.
- EE. The Purchaser has approached the Promoter for acquiring an office unit in the New Building, as more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as "the said Unit"). The said Unit is shown as marked in hatched lines on the floor plan annexed hereto as **Annexure 'L'**.
- FF. The Promoter is in the process of entering into several Agreements similar to this Agreement (which drafts may change from time to time depending inter alia on the basis of further approvals, as may be obtained by the Promoter for construction on the Sale Plot, as recited above or due

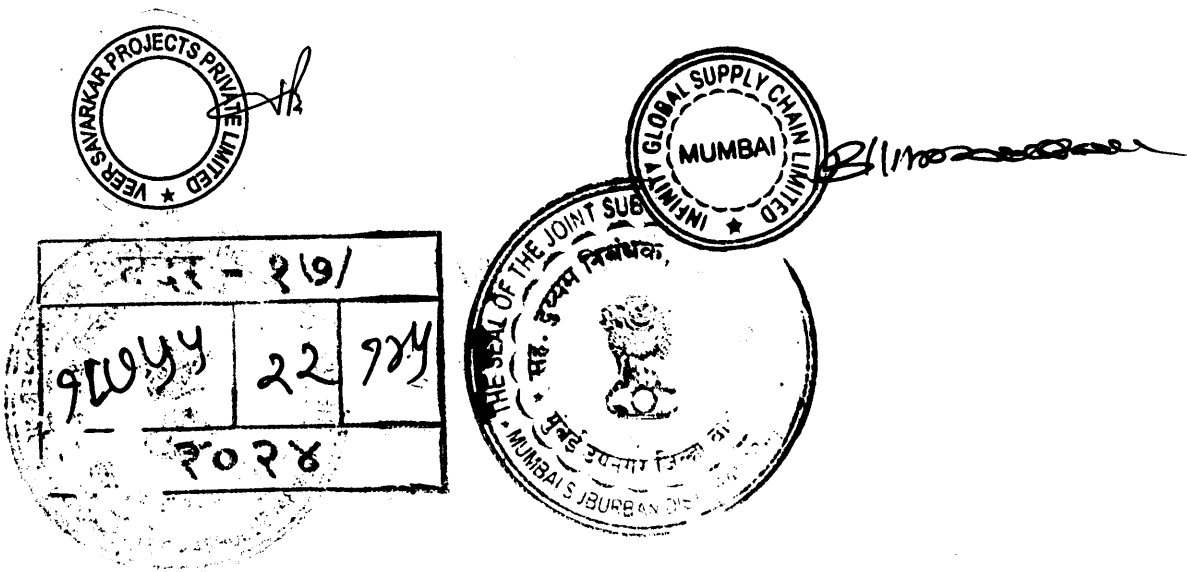


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to any other factual changes in the matter of development/construction on the Sale Plot) with various parties, who may agree to take and acquire premises in the New Building constructed on the Sale Plot on what is commonly known as ownership basis, subject to such modifications as may be deemed necessary, considerable, desirable or proper by the Promoter, with a view that ultimately the purchasers/occupants of the various premises in the New Building shall form themselves a Co-operative Housing Society or a Limited Company or an Association of Apartment Holders or any other body of purchaser/s (hereinafter referred to as **"the Proposed Legal Entity"**) as may be permissible to be formed under the provisions of Section 17 of RERA and Rule 9 of the Real Estate (Regulation and Development)(Registration of the Real Estate Projects, Registration of Real Estate Project, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (hereinafter referred to as **"RERA Rules"**) as well as under the provisions (to the extent applicable) under the provisions of Section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as **"MOFA"**) and the Maharashtra Ownership Flats (Regulation of promotion of Construction, Sale, Management and Transfer) Rules, 1964 (hereinafter referred to as **"MOFA Rules"**) made thereunder. It is clarified that in the alternative to formation of the Proposed Legal Entity (as a co-operative society or company) as per the provisions of Section 10 of MOFA, the Promoter may at any point in time prior to the formation of such Proposed Legal Entity, opt to execute a declaration under Section 2 of the Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as **"the MAOA"**) and submit the Sale Plot and the New Building to the provisions of the MAOA, as elaborated hereinafter.

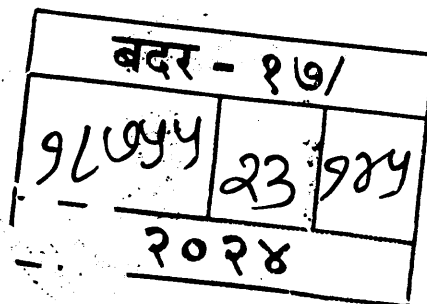
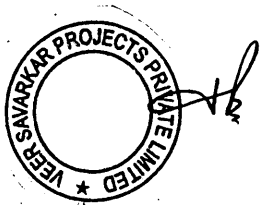
GG. The Purchaser has taken inspection of all the documents of title relating to the Larger Property including inter alia the documents referred to hereinabove; and the Purchaser has satisfied itself about the title of the Promoter to the Larger Property and the entitlement of the Promoter to develop the entire Larger Property and the entitlement of the Promoter to



put up construction of the New Building on the Sale Plot; and also the entitlement of the Promoter to enter into these presents.

- HH. The Purchaser has demanded and has also taken inspection of Project Registration Certificate issued by Maharashtra Real Estate Regulatory Authority, the IOD, the commencement certificate and Full OC issued by the MCGM, the plans already approved by the MCGM and other relevant documents and papers including interalia the municipal assessment bills, city survey records, record of rights, property register cards and all other documents required to be furnished to the Purchaser by the Promoter under the provisions of the RERA and RERA Rule and the provisions of MOFA and MOFA Rules; and the Purchaser confirms that he has entered into this Agreement after being aware of all the facts and after inspecting the afore recited documents and other relevant documents and papers in respect of the Larger Property and the said Project.
- II. The Purchaser has also read and understood the terms and conditions and the obligations as prescribed in the various approvals and sanctions obtained by the Promoter and that some of such conditions and/or obligations shall require compliance in continuity even after the management of the New Building is handed over to the Proposed Legal Entity, as provided hereinafter; and the Purchaser has agreed to abide by and comply with such continuing conditions and obligations.
- JJ. In the circumstances aforesaid, pursuant to negotiations between the Parties, the Purchaser has agreed to purchase and acquire from the Promoter and the Promoter has agreed to sell to the Purchaser, the said Unit on the terms and conditions herein contained.
- KK. The Parties are desirous of reducing to writing the terms and conditions agreed upon between themselves as hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

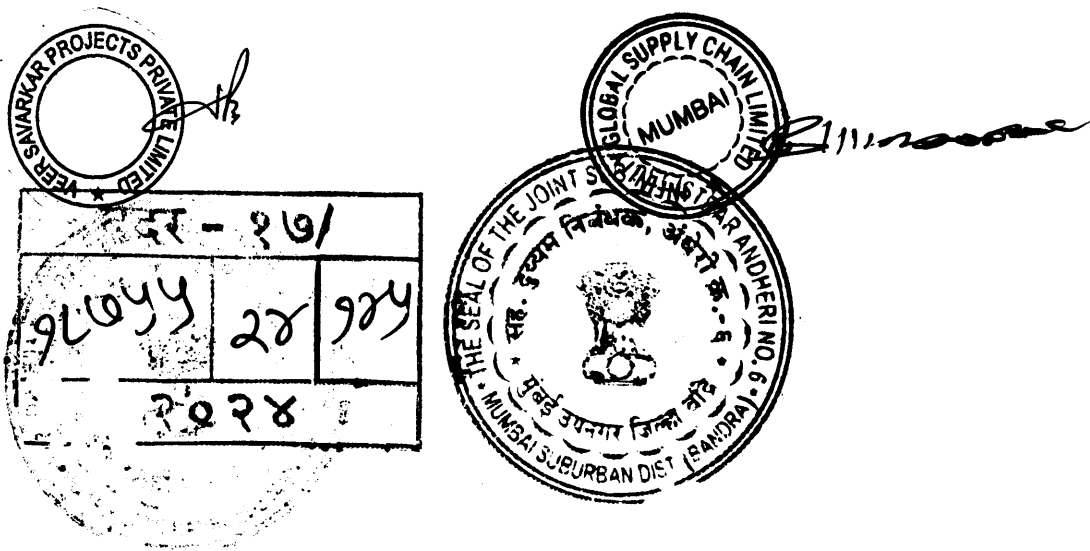


1 INTERPRETATION:

- 1.1 The Recitals, the Schedules and the Annexures to this Agreement shall be deemed to form an integral and operative part of this Agreement;
- 1.2 Clause headings are for convenience only and shall not affect interpretation except to the extent that the context otherwise requires;
- 1.3 Where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have corresponding meanings;
- 1.4 Any reference to Clause, Sub-Clause, Schedule or Annexure shall be deemed to be a reference to a Clause, Sub-Clause, Schedule or Annexure respectively of this Agreement;
- 1.5 Any reference to any enactment, statute, regulation is shall be deemed to mean reference to it, as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted;
- 1.6 Any reference to a statutory provision in a particular statute or legislation shall in case of repeal or re-enactment or amendment of such statute shall be deemed to be a reference to the corresponding provision of the new/amended/re-enacted statute or legislation, which most nearly resembles the provision of the originally applicable statute or legislation; and
- 1.7 Words importing the singular shall include plural and vice versa.

2 CONSTRUCTION OF THE NEW BUILDING:

The Promoter has constructed the New Building on the Sale Plot as recited above, comprising of the number of floors as elaborated in Recital [T] hereto in accordance with the plans, designs, specifications approved by the MCGM and any other concerned local authorities and which

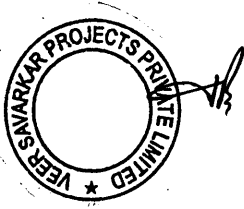


sanctioned plans have been seen and approved by the Purchaser.

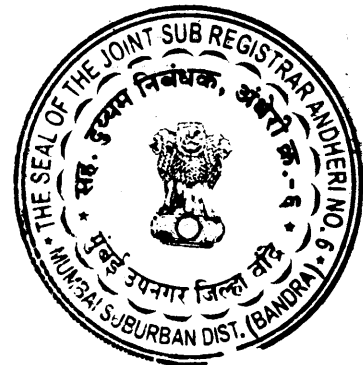
3 TRANSACTION:

3.1 In consideration of the aggregate sum of as mentioned in **Annexure 'M'** hereto (hereinafter referred to as "**the Purchase Price**") agreed to be paid by the Purchaser to the Promoter (exclusive of all fees, charges, taxes, cesses, levies etc. and other amounts as specifically mentioned herein) in the manner and installment/s as contained in **Annexure 'M'** hereto and in consideration of the Purchaser agreeing to pay to the Promoter the other amounts as hereinafter mentioned and in further consideration of the Purchaser agreeing to abide by the terms, conditions, covenants herein set out and on the part of the Purchaser to be observed, performed or complied with, the Promoter hereby agrees to sell to the Purchaser and the Purchaser hereby agrees to purchase from the Promoter, the said Unit as more particularly described in the Third Schedule hereunder in the New Building being constructed on the Sale Plot together with all rights of and incidental thereto and together with the right to use and enjoy the limited common areas and facilities and the common areas and facilities in common as specified in **Part A and Part B** respectively of **Annexure 'N'** hereto (all of which aforesaid rights and entitlements of the Promoter agreed to be sold hereunder are hereinafter collectively referred to as "**the said Premises**").

3.2 The Promoter may allow, in its discretion a rebate for early payments of the installments of the Purchase Price payable by the Purchaser by discounting such early payments at the Agreed Interest Rate per annum for the period by which the respective installment has been preponed. Such rebate shall be provided to the Purchaser only if mutually agreed upon between the Parties in writing. The provision for allowing rebate and the rate of rebate shall not be subject to any revision/withdrawal, once granted to



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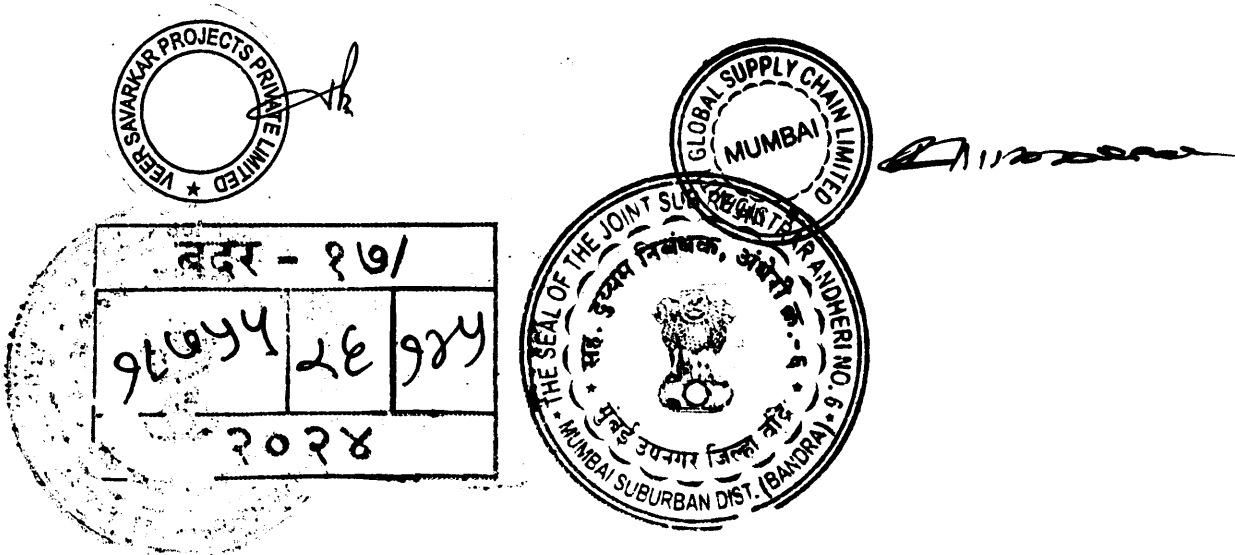
the Purchaser by the Promoter. The term "**Agreed Interest Rate**" wherever the same appears in this Agreement shall be deemed to be a reference to the Interest Rate as mentioned in Rule 18 of the RERA Rules.

4 DEFAULT OR FAILURE IN PAYMENT OF PURCHASE PRICE:

Notwithstanding anything contained in this Agreement, it is specifically agreed that:

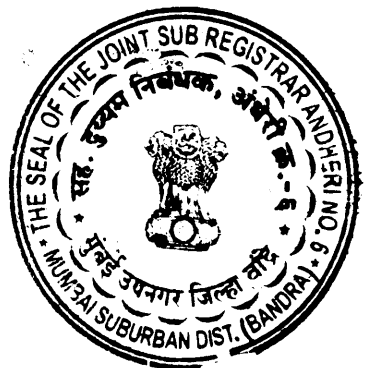
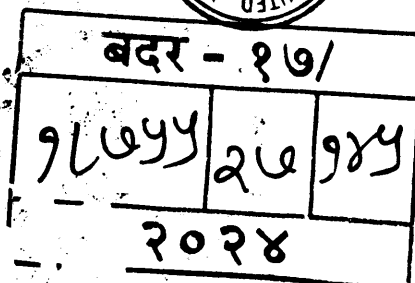
4.1 The time for making payments of the installments as mentioned in Annexure 'M' and of the other amounts as mentioned in this Agreement is strictly of the essence of this contract and any delay by the Purchaser in making the said payment/s shall forthwith render this Agreement voidable at the sole and exclusive option of the Promoter without any further act and/or reference and/or recourse to the Purchaser and in the event of the Promoter so treating this Agreement void, the Promoter shall be entitled to forfeit 20% (Twenty Percent) of the total Purchase Price (excluding any taxes or stamp duty, interest at the Agreed Interest Rate on delayed and unpaid installments or other amounts) till then received by the Promoter from the Purchaser and thereupon the Promoter shall also be free and entitled in its own right to deal with the said Unit and the Promoter's rights therein, in any manner as the Promoter in its sole discretion deems fit and proper, without any reference and/or payment whatsoever to the Purchaser; and without the requirement of obtaining any orders of declaration of termination from any Courts; and without the requirement of execution of any document or deed of cancellation

4.2 A termination letter issued by the Promoter to the Purchaser regarding such termination shall effectively terminate this Agreement and thereupon the Purchaser shall have no right, title, interest, share, claim or demand in to or upon the said Premises and/or any part thereof and/or otherwise against the Promoter in



any manner whatsoever and howsoever arising. The Purchaser hereby undertakes with the Promoter that in such an event of termination, the Purchaser shall forthwith handover the original registered set of this Agreement to the Promoter. The refund pursuant to the termination as provided in Clause [4.1] shall be made by the Promoter to the Purchaser (without any interest thereon) within 3 (three) months of the sale by the Promoter of the said Unit to a third party. The amount of refund in such an event shall further be subject to deduction of any taxes paid and other amounts expended by the Promoter pursuant to this Agreement (including inter alia any brokerage charges paid by the Promoter in pursuance of the transaction recorded in this Agreement); and other amounts payable by the Purchaser hereunder as may be payable up to the date of termination, as well as the costs incurred by the Promoter in finding a new willing acquirer/transferee who may acquire the said Unit (including but not limited to brokerage charges as may be incurred by the Promoter in that behalf). It is clarified that in the event if the Purchaser has obtained a housing finance or loan from any bank or financial institution by offering the rights of the Purchaser under this Agreement or the said Premises, then and in such an event, the refund pursuant to this Clause [4.2] shall be made by the Promoter directly to the lender from whom the Purchaser may have obtained such housing finance or loan and balance amount, if any refundable, shall be paid by the Promoter to the Purchaser.

- 4.3 The Purchaser hereby agrees and undertakes that he are not entitled to and shall not have any right, title, interest, share, claim, demand of any nature whatsoever and howsoever arising against the Promoter/its transferee/s/allottee/s/nominee/s and/or otherwise in to upon the said Premises in such an event **PROVIDED HOWEVER THAT** the Promoter shall not exercise the aforesaid right of termination unless and until a notice of 15 (Fifteen) days demanding payment of the due installment is given



to the Purchaser and even thereafter, the Purchaser fails to make payment of the relevant installment **PROVIDED FURTHER THAT** strictly without prejudice to the aforesaid, the Promoter in its sole and absolute discretion may, instead of treating this Agreement void as aforesaid, permit the Purchaser to pay the said installments after their respective due dates but after charging interest thereon at the Agreed Interest Rate on such outstanding amounts (from the date such amount/s has/have become due to be paid by the Purchaser till the date of actual payment thereof).

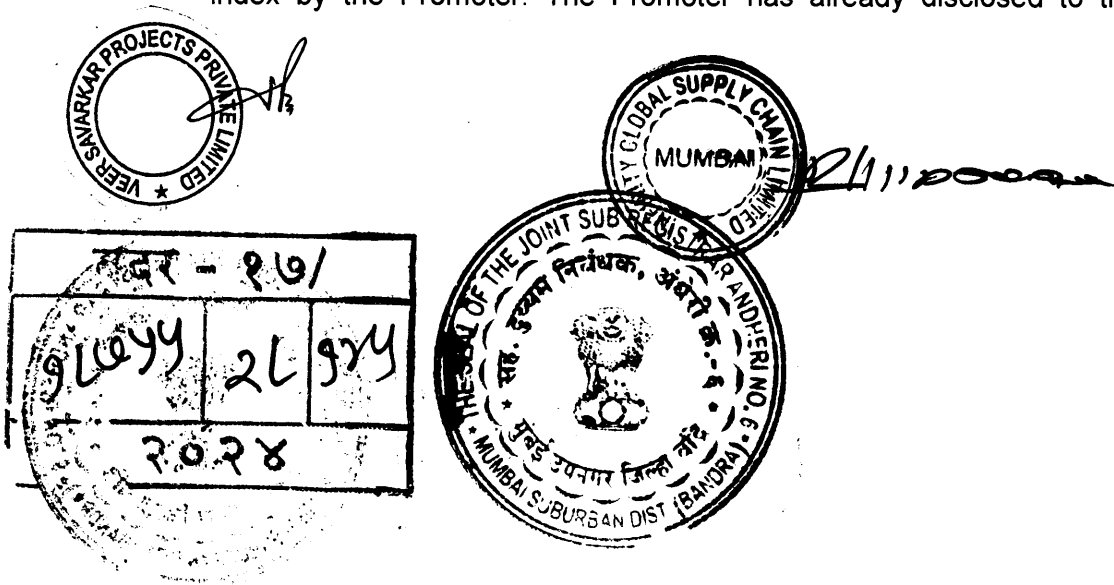
4.4 In the event of any delayed payment being received by the Promoter from the Purchaser, the Promoter shall notwithstanding any instructions to the contrary by the Purchaser accompanying such payment, be entitled to appropriate the amount received first towards the interest receivable from the Purchaser in respect of the delayed payment and thereafter towards the principal amount of the delayed payment.

5 PROMOTER TO COMPLY WITH APPROVALS AND STATUTORY CONDITIONS:

The Promoter hereby confirms that the Promoter has constructed the New Building in accordance and in compliance with all the plans and approvals as have been sanctioned by the MCGM and other concerned local authority from time to time and has obtained the Full OC for the New Building in the manner recited above.

6 DECLARATION AS TO DEVELOPMENT POTENTIAL:

The Promoter hereby declares that the FSI at present available in respect of the Sale Plot is 18159.34 square meters and that no part of the FSI has been utilized by the Promoter elsewhere for any purpose whatsoever. In case the said FSI has been used by the Promoter elsewhere, then the Promoter shall furnish to the unit purchaser, all the detailed particulars in respect of such utilization of the said floor space index by the Promoter. The Promoter has already disclosed to the



Purchaser that additional FSI shall be utilised by the Promoter in the course of construction of the New Building on the Sale Plot in the manner as recited above. Accordingly, nothing contained in this Clause or otherwise in this Agreement shall be deemed to be a restriction on the ability of the Promoter to consume any additional FSI as may hereafter become available for consumption on the Sale Plot till the date of execution of the Proposed Conveyance (as defined hereinafter) in favour of the Proposed Legal Entity as elaborated in Clause [10] hereof or execution of the Deeds of Apartment in favour of the respective holders of premises in the New Building under and as per the provisions of the MAOA.

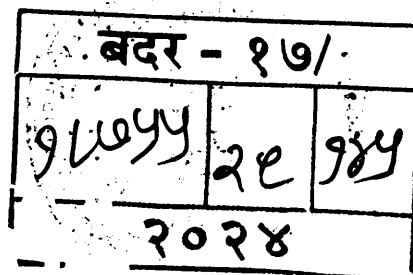
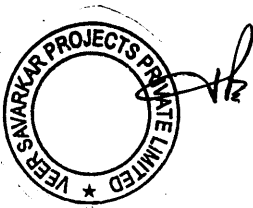
7 DESCRIPTION OF THE SAID UNIT:

7.1 As agreed between the Parties, the said Unit is provided with only 1 (one) electric power supply connection outlet near the door of the said Unit; and the Purchaser confirms that the Promoter has not agreed to and is not obliged or liable to provide any other additional specifications, fixtures, fittings or amenities in the said Unit.

7.2 It is further clarified that the Purchaser shall at the Purchaser own cost and expense install specifications fixtures, fittings, and amenities in the said Unit and the Promoter shall not be responsible to install the same. The Purchaser has seen, visited and verified the said Unit and is completely satisfied with the same and shall hereafter not dispute and/or shall not hold the Promoter responsible and/or liable for not providing any specifications fixtures, fittings, and amenities in the said Unit.

8 PURCHASER'S SATISFACTION ON TITLE:

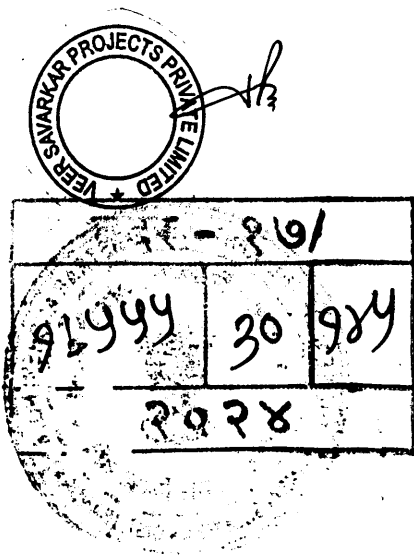
The Purchaser is aware that the Promoter has acquired title to the Sale Plot in the manner as recited hereinabove; and the Purchaser hereby acknowledges that the Promoter has made a full and true disclosure of the nature of its rights to the Sale Plot. The Purchaser has independently inspected and verified the title deeds and all papers and documents



hereinabove recited and has fully satisfied itself about the title of the Promoter to the Sale Plot and the entitlement of the Promoter to develop the Sale Plot by construction of the New Building and enter into these presents and the Purchaser shall not be entitled to further investigate the title of the Promoter to the Sale Plot or the entitlement of the Promoter to undertake the development and construction of the same and/or be entitled to make any requisition or raise any objection with regard to any other matters relating thereto. The Purchaser has also taken inspection of the Full OC (and the completion plans approved therewith), the orders and approved plans, Existing Building Approvals as is issued by the MCGM and other relevant documents and papers including the municipal assessment bills, city survey records and other documents mentioned in RERA, RERA Rules and to the extent as applicable under the provisions of MOFA and MOFA Rules framed there under and the Purchaser confirms that he has entered into this Agreement after inspecting and understanding the aforesaid documents and papers. The Purchaser has also read and understood the terms and conditions and the obligations as prescribed in the various approvals and sanctions obtained by the Promoter and is aware and acknowledge that some of such conditions and/or obligations shall require compliance in continuity even after the development and construction of the New Building is completed and after the management of the New Building is handed over to the Proposed Legal Entity, as provided hereinafter, and the Purchaser has agreed to abide by and comply with such continuing conditions and obligations.

9 PURCHASER TO CO-OPERATE IN FORMATION OF THE PROPOSED LEGAL ENTITY:

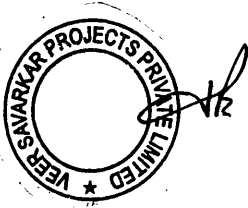
The Purchaser at its own costs alongwith the other unit holders in the New Building constructed on the Sale Plot, shall co-operate with the Promoter in formation of the Proposed Legal Entity and shall join in as member thereof. For the said purposes of being admitted as member of the Proposed Legal Entity, the Purchaser shall from time to time, sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of



the Proposed Legal Entity and for becoming a member, including the by-laws of the proposed bodies and duly fill in sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Purchaser so as to enable Promoter to Register the organization of the Purchaser under Section 4 of RERA and to extent as applicable under Section 10 of MOFA within the time limit prescribed by Rule 9 (2) of RERA Rules and to extent as applicable under Rule 8 of MOFA Rules. The Promoter shall have the absolute discretion of submitting the Sale Plot and the New Building to the provisions of the MAOA, at any time prior to the formation of the Proposed Legal Entity under the provisions of under Section 10 of MOFA and in such an event, the Proposed Legal Entity shall be an Association of Apartment Holders (who are holding units in the New Building) as per the provisions of the MAOA. The term "**Proposed Legal Entity**", wherever the same appears herein shall mean either a Co-operative Housing Society or a Limited Company (as contemplated to be formed under Section 10 of MOFA) or an Association of Apartment Holders (as contemplated to be formed under the provisions of MAOA, or any other body of purchaser/s under any applicable law and the Promoter shall have the absolute discretion to take all decisions with regard to the nature and constitution of the Proposed Legal Entity.

10 FORMATION OF THE PROPOSED LEGAL ENTITY AND TRANSFER OF TITLE:

10.1 The Promoter is in the process of entering into several Agreements similar to this Agreement with several parties, who may agree to take and acquire premises in the New Building constructed on the Sale Plot on ownership basis, subject to such modifications as may be deemed necessary, considerable, desirable or proper by the Promoter, with a view that ultimately the purchasers/occupants of the various premises in the New Building constructed on the Sale Plot shall form the Proposed Legal Entity which may be in the form of a Co-operative Housing Society or a Condominium of Premises Holders or a Limited Company or an Association or permitted legal



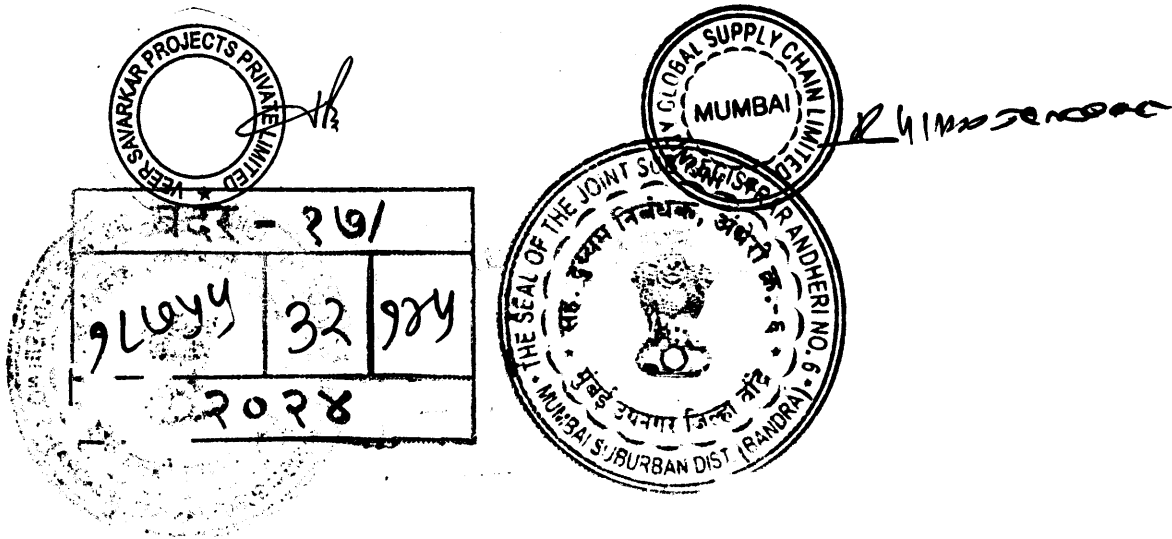
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entity, as may be decided by the Promoter in its sole discretion.

10.2 After exploiting the full available construction potential of the entire Sale Plot (including the additional potential that is likely to accrue to the Sale Plot at any time hereafter), the Promoter shall execute in favour of the Proposed Legal Entity a conveyance in respect of the Sale Plot (herein collectively referred to as "**the Proposed Conveyance**") and shall thereby convey and transfer the New Building to and in favour of the Proposed Legal Entity. It is hereby clarified that for the purpose of Section 17 of RERA and Rule 9 (2) of the RERA Rules and for the purposes of Section 11 of MOFA and the applicable provisions of MOFA Rules, the period of execution of the said documents for the Proposed Conveyance is agreed upon, as being a date after the expiry of a period of at least 5 (Five) years from the date of receipt of the full occupancy certificate in respect of the New Building. In the event if the Promoter has executed the requisite Declaration under Section 2 of the MAOA and has submitted the Sale Plot and the New Building to the provisions of the MAOA, then instead of the Proposed Conveyance being executed in favour of the Proposed Legal Entity, the Promoter shall execute separate (individual) Deeds of Apartment in favour of each holder/purchaser of the units (or their transferees/assigns) whereby the respective unit along with a proportionate undivided share, right, title and interest in to and upon the Sale Plot shall be transferred to the respective holder/purchaser of the units (or their transferees/assigns) of such unit.

10.3 The Purchaser has understood the aforesaid scheme and timelines envisaged by the Promoter regarding the execution of the Proposed Conveyance and shall not at any time prior to the expiry of the period as mentioned in Clause 10.2, require the Promoter to convey or transfer the Sale Plot and/or the New Building to and in favour of the Proposed Legal Entity. The Purchaser and/or the Proposed Legal Entity shall also not at any



time prior to the expiry of the period as mentioned in Clause 10.2 file any applications or proceedings (including inter alia any applications under Section 11 of MOFA) for conveyance or transfer the Sale Plot and/or the New Building to and in favour of the Proposed Legal Entity.

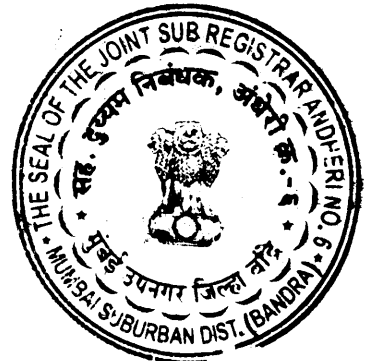
10.4 The Promoter shall at its discretion be entitled to give/grant right of way/access or other easementary rights to any building/structure/wing within the Sale Plot or in the vicinity of the Sale Plot or in favour of any other person/s over or through the Sale Plot or any part thereof and the Promoter shall be entitled to sign, execute and register the deed or agreement of grant of right of way or other easement, as the case may be and all types of agreements and writings as the Promoter may deem fit and proper, without there being any claim/recourse/objection from the Purchaser either individually or through the Proposed Legal Entity; and the Purchaser hereby grants its irrevocable consent and confirmation for the same. Any such documents executed by the Promoter shall be binding on the Purchaser and the Proposed Legal Entity. For the sake of brevity, the Proposed Legal Entity.

10.5 It is clarified that the stamp duty, registration fees and all other out of pocket expenses to be expended (including any premiums or other amounts payable to any third parties or government or statutory authorities or revenue authorities) at the time of execution of the Proposed Conveyance shall be borne and paid by the Proposed Legal Entity, in whose favour such Proposed Conveyance is being executed by the Promoter. The Proposed Legal Entity shall fund such amounts by contribution from its members.

10.6 The Purchaser agrees and understands that though the Promoter is developing the Larger Property under the Accommodation Reservation policy as contained in Regulation 17 (1) of the DCPR, the Reserved Plot and the hospital building constructed thereon



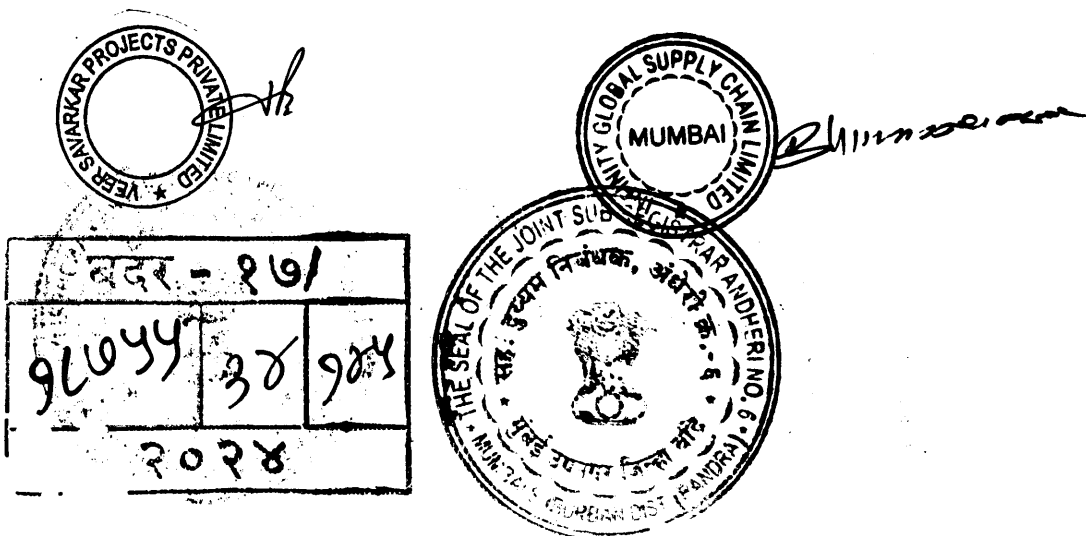
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will belong to the MCGM/concerned authorities and the Purchaser is not concerned with the said Reserved Plot and/or the hospital building constructed thereon and shall not make any claims in relation thereto.

11 INCIDENTAL RIGHTS OF THE PROMOTER:

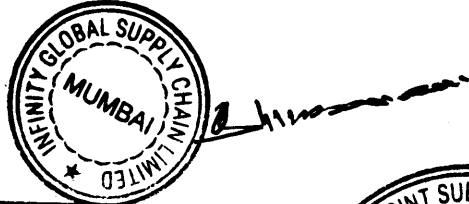
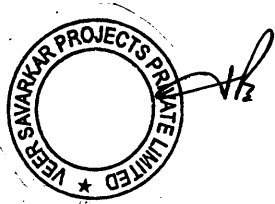
The Promoter has further informed the Purchaser that the Promoter retains the right to sell, transfer, assign in favour of any person/s and/or deal with (a) future rights in respect of the Sale Plot; (b) the balance development potential/rights in respect of the Sale Plot (i.e. after having utilized the FSI available for the construction of the New Building and as per the plans already submitted from time to time and as per the proposed total scheme of development and construction); (c) various rights that may accrue to and over the Sale Plot in the future including additional development potential as recited above; and (d) the rights for advertising, signage and hoarding for advertising in the compound, common areas and facade of the Sale Plot (the rights referred to in above are hereinafter collectively referred to as "the Incidental Rights"). The Incidental Rights include the right of use of the Sale Plot as a receiving plot and/or to consume or fully exploit by utilising TDR and/or Development Rights Certificates and/or any type of FSI which the Promoter and/or its nominee/s may be entitled to, from time to time, at the Promoter's sole and absolute discretion. The Promoter is also entitled from time to time to deal with and/or dispose of all or any of the Incidental Rights, by way of sale, assignment, lease, transfer, mortgage and/or in any other manner whatsoever as it may in its absolute discretion think fit and proper from time to time and at its entire discretion and convenience transfer such rights to any person/s. The Purchaser expressly consents and agrees that the Purchaser shall not claim any rebate or reduction in the Purchase Price in respect of the said Unit and/or any other benefit/right from the Promoter and/or such persons, now and/or in future as a result of any development and construction that may be undertaken either by the Promoter and/or its nominee/s and/or person/s. The Purchaser further agrees and acknowledges that the Promoter shall be



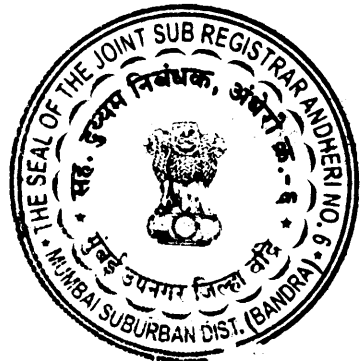
solely and exclusively be entitled to use and exploit all common area and the compound of the New Building, the façade of the New Building and the terrace on the top of the New Building for advertising purposes and shall be entitled to create such third party rights in respect of such advertising rights and shall be entitled to the entire Purchase Price in that behalf and the Purchaser shall not object thereto either in its personal capacity/ies or in its capacity as the member of the Proposed Legal Entity. It is clarified that the Conveyance to be executed in accordance with the provisions of Clause 10 hereof shall be subject to the Incidental Rights of the Promoter as specified in this Clause 11.

12 RIGHTS OF THE PROMOTER PURSUANT TO FORMATION OF THE PROPOSED LEGAL ENTITY:

In the event of the Proposed Legal Entity being formed, and registered before the sale and disposal by the Promoter of all the premises/units in the New Building, the same shall not in any manner affect the rights of the Promoter to the Incidental Rights and/or the rights of the Promoter to sell/dispose off/transfer/mortgage the unsold premises/units and the rights of the Promoter in relation to the Sale Plot as well as any premises in the New Building (whether sold or agreed to be sold or not) wherein or in respect whereof, the Promoter may be claiming any rights and/or entitlements including *inter alia* an entitlement to receive any amounts from the Purchaser thereof (which constitutes a first charge and lien of the Promoter on such premises) and the powers and the authority of the Proposed Legal Entity shall be subject to the overall authority and control of the Promoter, in respect of all the matters concerning the New Building and in particular, the Promoter shall have sole, exclusive and absolute authority and control as regards the unsold premises and the disposal thereof as in respect of any premises in the New Building, wherein or in respect whereof, the Promoter may be claiming any rights and/or entitlements including *inter alia* an entitlement to receive any amounts from the Purchaser thereof (which constitutes a first charge and lien of the Promoter on such premises), **PROVIDED ALWAYS THAT** the Purchaser hereby agrees and confirms that in the event of the Proposed



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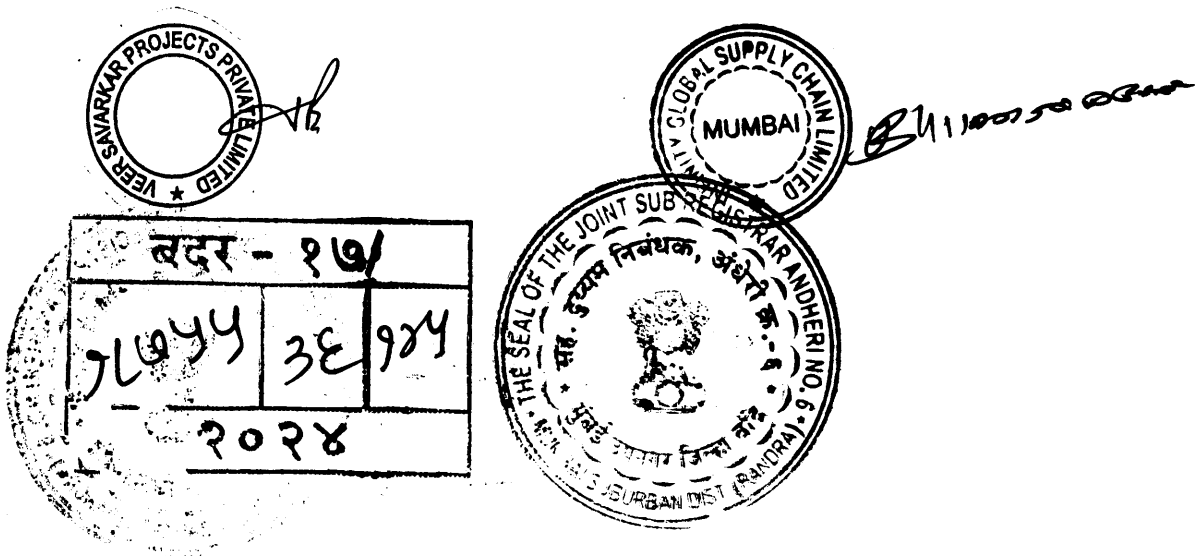


Legal Entity being formed earlier than the Promoter dealing with or disposing of all the premises constructed in the New Building, then and in such an event at the discretion of the Promoter, the Promoter itself or any allottee or transferee of the Promoter in respect of any premises or nominee of the Promoter shall be admitted to the membership of the Proposed Legal Entity, without payment of any premium or any additional charges save and except Rs.500/- (Rupees Five Hundred Only) for the share money and Rs.100/- (Rupees One Hundred Only) each entrance fee and such allottee/transferee shall not be discriminated or treated prejudicially by the Purchaser or the Proposed Legal Entity, as the case may be. It is further clarified that in the event if the Promoter is admitted (at the option of the Promoter) as a member of the Proposed Legal Entity as aforesaid in respect of the unsold units, the rights of the Promoter shall be freely transferable without payment of any amounts or premium for the same and notwithstanding any provision in the bye-laws or charter or constitution documents of the Proposed Legal Entity to the contrary. The Purchaser shall ensure that Proposed Legal Entity shall not permit any transfers of premises or shares of any member, in respect of which the Promoter has reasonably called upon the Proposed Legal Entity not to permit transfers and any permissions so granted by the Proposed Legal Entity shall be void, without any authority and non-est.

13 NO OBJECTION TO DEVELOPMENT/CONSTRUCTION:

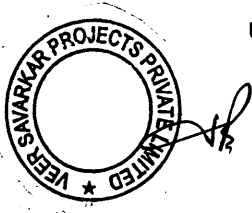
It is expressly agreed by and between the Parties as follows:

13.1 It is agreed that save and except the aforesaid terrace over the top most floor in the New Building, the Promoter is entitled to sell or allot on an exclusive basis, the terrace/s or pocket terrace/s or extended balcony/ies, which may be abutting the premises in the New Building for the exclusive use of the purchaser/s of such premises. Further the Promoter may at its sole and absolute discretion, grant license for exclusive use or maintenance in respect of the terraces to the purchaser/occupant of the premises that is abutting the terrace. The terrace shall not be enclosed by

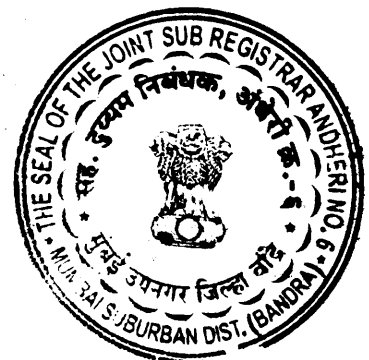


such purchaser/occupant without the permission in writing obtained from MCGM and other concerned authorities and the Promoter. The Purchaser hereby give its no-objection to such rights retained by the Promoter for such terraces and the Purchaser shall not object thereto and/or claim any such terraces and/or any part thereof as common areas and/or have/make any other claim in respect of such terraces against the Promoter and/or its nominee/s/ allottee/s /transferee/s/ licensee/s.

- 13.2 As recited above, it is reasonably expected by the Promoter that the FSI for consumption on the Sale Plot shall be increased, from what is presently approved as per the existing building approvals; and thereby the Promoter will be able to construct further floors as a part of the New Building, in addition to the presently approved and presently envisaged floors, as recited above.
- 13.3 The Purchaser confirms that the Purchaser has no objection and shall not raise any objection to the Promoter putting up additional construction on the Sale Plot by increasing the number of floors in the New Building as such or by construction of additional wings and/or structures on the Sale Plot.
- 13.4 The Promoter shall have full power and absolute authority, if so permitted by the concerned authorities, to make additions to and/or construct additional building/s or structure/s or wing/s on the Sale Plot and/or additional floor/s in the New Building including interalia as stated herein above and such additional building/s/structure/s/wing/s/floor/s shall be the sole, exclusive and absolute property of the Promoter. The Promoter shall be entitled to dispose off such additional building/s/structure/s/wing/s/floor/s in such manner as the Promoter may deem fit and proper in its sole and absolute discretion. The Purchaser is not entitled to object thereto and shall not object thereto and this Clause 13 shall always operate as the Purchaser's irrevocable, absolute and unconditional no objection in that behalf.



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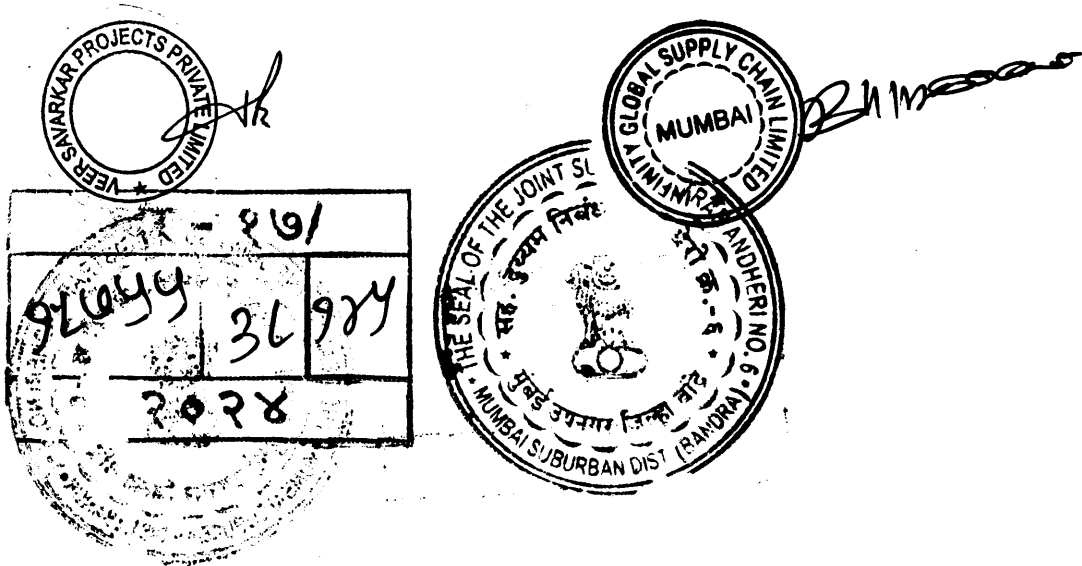
13.5 The Purchaser further confirms that the Purchaser has no objection to the Promoter realigning the footprint of the New Building such that the same is at a minimum permissible distance from the plot boundary/ies and or the abutting roads. Presently in the approved plans the open spaces left on the sides of the New Building are more than the minimum open spaces required and the Purchaser has no objection to the reduction in the open spaces either by virtue of realigning the footprint of the New Building or horizontal extension of the New Building (either by extending the columns/pillars/load bearing walls by extending the New Building on cantilevers or otherwise howsoever).

13.6 This Clause 13 shall operate as and shall be deemed to be the consent of the Purchaser in accordance with the provisions of RERA, the RERA Rules, MOFA and the MOFA Rules; and in particular Section 14 of RERA and Section 7A of MOFA.

13.7 It is further clarified that certain amenities (if provided on the Sale Plot) like internal access road, bore wells, underground water tank, sewage treatment plant, recreation spaces, may at the discretion of the Promoter be shared between the New Building and the other structure/s, if any constructed on the Sale Plot and the Purchaser hereby confirms that the Purchaser has no objection to the same.

14 PURCHASER'S ENTITLEMENT TO RAISE LOAN:

The Purchaser is, at its sole risk, liability and responsibility, free to raise a loan from any financial institution or bank, limited for the purpose of enabling the Purchaser to make payment of the amounts hereunder payable to the Promoter for acquiring the said Unit, by offering the rights of the Purchaser hereby granted in respect of the said Unit as security to such financial institution or bank. However, such loan should be strictly personal to the Purchaser and the right of the Promoter to receive the balance Purchase Price and all other sums as hereunder provided from



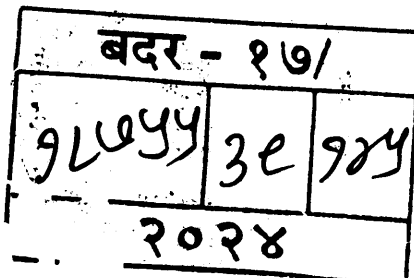
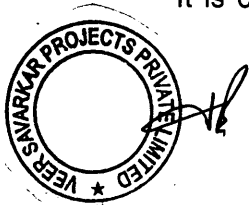
the Purchaser including the sums as and by way of reimbursement of any amounts hereunder agreed to be paid by the Purchaser or otherwise recoverable from the Purchaser as damages or otherwise, shall override the rights of the financial institution/bank/organization/employer in respect of the loan so availed of by the Purchaser. The repayment of the loans, interest and other charges on such loan shall be the sole responsibility of the Purchaser. Once the Purchaser has paid the full Purchase Price and other amounts as payable under this Agreement and has taken possession of the said Unit, thereafter due to non-payment of the loan by the Purchaser, the recourse available to the financial institution would be only against the said Unit and against the Purchaser personally and not against the Sale Plot, the New Building or any one of them or any of the other premises in the New Building, and not against any other assets/rights of the Promoter.

15 COMMON AREAS:

It is expressly agreed that the Purchaser alongwith the other purchasers/occupants of premises in the New Building shall be proportionately entitled to use, occupy and enjoy the common areas and facilities in the New Building and the nature, extent and description of such common areas and facilities which the Purchaser will proportionately enjoy in the common areas and facilities is set out in **Part A (Limited Common Areas)** and **Part B (Common Areas)** of Annexure 'N' hereunder written. The Purchaser shall not claim use or entitlement to use any areas in the New Building on the ground that the same are approved as common areas in the approved plans; and the only common areas that the Purchaser is expecting to use/enjoy and shall be entitled to use/enjoy are as set out in Annexure 'N', subject to what is set out therein.

16 RIGHT OF THE PURCHASER RESTRICTED TO THE SAID UNIT ONLY:

It is clarified that the right of the Purchaser is restricted to the said Unit



agreed to be sold to it by the Promoter as per the floor plan annexed hereto as Annexure 'L' and use and enjoyment of common areas and utilities in common as aforesaid and the Purchaser shall not be entitled to claim any right to any open space or passage, staircase, open parking space, stilt parking spaces or any other area in to or upon the Sale Plot and/or the New Building or any other space surrounding the New Building or any of them in any manner whatsoever, as the same belongs to and are the sole, exclusive and absolute property of the Promoter.

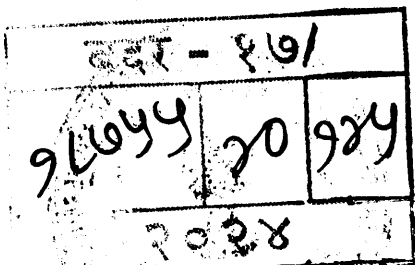
17 NO CHANGE OF USER:

It is expressly agreed, by and between the Promoter and the Purchaser that the said Unit is agreed to be hereby sold to the Purchaser for use as an office only and it shall be utilized by the Purchaser for the purpose for which it is sold to the Purchaser and for no other purpose or purposes whatsoever. The Purchaser agrees not to change the user of the said Unit, without prior written consent in writing of the Promoter and the concerned authorities.

18 PARKING SPACES:

18.1 For the effective management of parking spaces in the New Building and in order to avoid any later disputes, the Promoter shall be entitled to; and the Purchaser hereby specifically authorises the Promoter to carry out a tentative earmarking parking spaces (open, in the stilt or ground floor) of the New Building for the exclusive use thereof, by certain acquirers of premises in the New Building depending on availability.

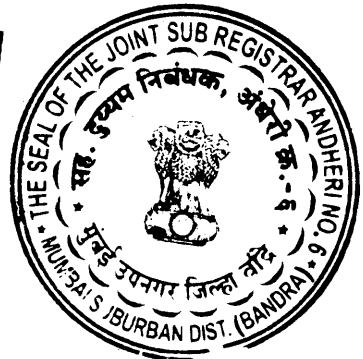
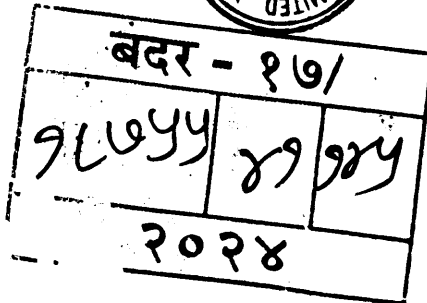
18.2 The Purchaser agrees that the Promoter shall be entitled to do such earmarking at its discretion and the Purchaser hereby accepts the decisions taken by the Promoter in relation to such earmarking of car parking spaces. The Purchaser further agrees and undertakes that pursuant to formation and registration of the Proposed Legal Entity and admission of the Purchaser to the Proposed Legal Entity as member thereof, the Purchaser shall



cast its votes in the first general meeting or shareholders' meeting, as the case may be, of the Proposed Legal Entity in favour of approving such car parking earmarking as done by the Promoter so that the respective person/s in whose favour the Promoter has earmarked the car parking spaces, will be allotted such respective car parking space/s by the Proposed Legal Entity for exclusive use along with rights of transferability in respect thereof.

18.3 The Purchaser acknowledges and understands that though not presently planned by the Promoter, due to amendments in the plans in the future, some of the car-parking spaces that may be provided for in the New Building, may be in the form of an automated mechanical stack parking or tower parking or puzzle pit parking or any other form of automated or mechanical parking wherein there shall be no identified spot/place which may be earmarked for a particular acquirer of premises in the New Building and which shall be designed to minimize the area and/or volume required for parking cars (hereinafter referred to as "**the Mechanical Parking**"). The Purchaser is aware that such Mechanical Parking involves operation of an automated machine for parking and removing cars from the Mechanical Parking system and the same could be time-consuming and the Purchaser acknowledges that the Purchaser has no objection to the same. The Purchaser is aware that such Mechanical Parking also requires a valet system by appointment of qualified drivers, for ease of parking and removing of vehicles from the parking slots in the Mechanical Parking system.

18.4 In the event if the car parking space/s tentatively earmarked for the Purchaser is in the Mechanical Parking, then and in such an event the Purchaser may not be allotted any independent car parking space/s in accordance with this Clause 18. Accordingly, since each stack for parking of vehicles comprising of two or more car parking space/s, (commonly known as a puzzle pit) the same (if earmarked for the Purchaser in accordance with this Clause 18)



shall be shared by the Purchaser with the allottee/s of the other parking space/s in the same puzzle pit in the Mechanical Parking unit. Within each puzzle pit, there shall be no identifiable space for parking of any particular vehicles and each allottee of a parking space within a particular puzzle pit shall park its vehicle in such particular puzzle pit only. The Purchaser hereby confirms that the Purchaser has no objection to the same and that the Purchaser shall not park its car/s at any other place in the New Building or the Sale Plot. The Purchaser hereby agrees and undertakes that the Purchaser shall bear the costs and expenses of the maintenance of such Mechanical Parking system or also keep such valet parking facility at its costs for parking or removal of cars from the Mechanical Parking system. The Purchaser shall not refuse to bear such costs and/or expenses on the ground of non-utilisation of such Mechanical Parking system or valet parking facility or on any other ground whatsoever and howsoever arising.

18.5 As per such earmarking done by the Promoter, the Purchaser shall be entitled to exclusively use, occupy and enjoy the right to park 3 (three) vehicles in the designated parking spaces in the New Building. However, the location of such parking spaces shall be earmarked by the Promoter at the time of completion of construction of the New Building and at the time of handover of possession of the said Unit to the Purchaser.

19 DATE OF POSSESSION OF THE SAID UNIT:

19.1 The Purchaser hereby acknowledges and confirms that the Promoter has already completed construction of the said Unit in its entirety and has obtained the occupancy certificate in respect thereof viz. Full OC for the New Building and no further work is required to be done by the Promoter in respect of construction of the said Unit and/or incidental thereto. Accordingly, the Parties confirm that the construction of the said Unit is completed and the Promoter is in a position to deliver possession to the Purchaser



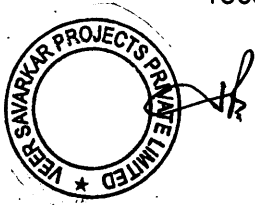
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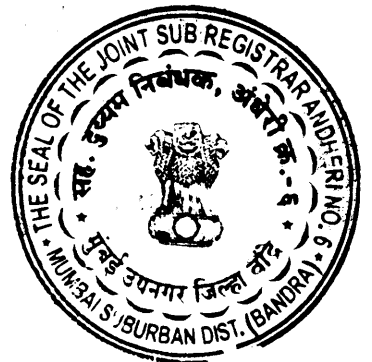
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immediately.

- 19.2 In view of the fact that the Promoter has already completed construction of the said Unit in all respects, the Purchaser shall not be entitled to withdraw from this Agreement or terminate this Agreement under any circumstances whatsoever and howsoever arising; and in the event if the Purchaser for any reason/s communicates to the Promoter that the Purchaser has so decided to withdraw from this Agreement or terminate this Agreement, then the consequences of such withdrawal or termination shall be as set out in Clause [4] hereof.
- 19.3 The Promoter shall accordingly offer to handover possession of the said Unit to the Purchaser upon the Purchaser making payment of amounts payable by the Purchaser to the Promoter under this Agreement.
- 19.4 The Purchaser shall take possession of the said Unit within the expiry of a period of 7 (seven) days from the date of the Purchaser having paid to the Promoter all amounts payable under the terms of this Agreement; the obligation of the Purchaser to bear and pay the maintenance charges, as provided hereinafter shall commence at the expiry of a period of 7 (seven) days from the date hereof (whether at such time, the Purchaser has taken possession of the said Unit or not) **PROVIDED THAT** if within a period of 5 (five) years from the date of receipt of the Full OC for the New Building, the Purchaser brings to the notice of the Promoter any defect in the said Unit or in the New Building on the material used therein or any unauthorized change in the construction of the New Building which may be attributable to the Promoter, then and in such events, wherever possible such defects or unauthorized changes shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser shall be entitled to receive from the Promoter reasonable compensation for such



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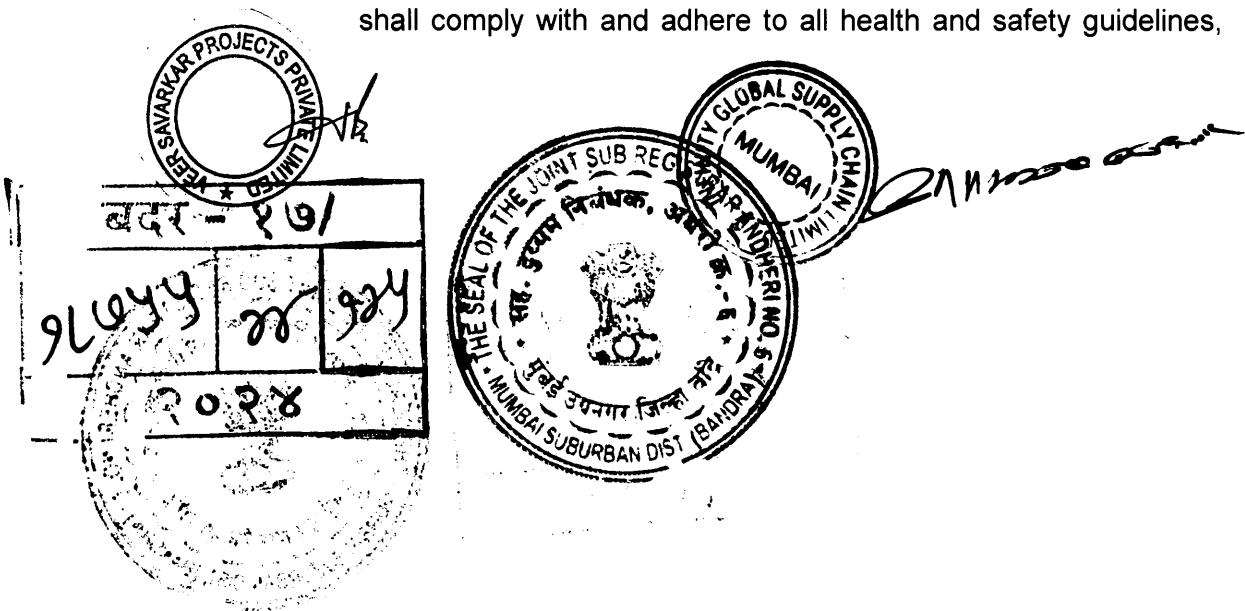


defect or change **PROVIDED FURTHER THAT** the defect liability of the Promoter shall be restricted to the defect in the construction of the New Building only and shall not extend to the specifications fixtures, fittings, and amenities in the said Unit.

19.5 Before the execution hereof the Purchaser has inspected the said Unit and hereafter the Purchaser will have no claim whatsoever and howsoever arising against the Promoter in respect thereof, if the same are in accordance with this Agreement.

19.6 It is further clarified that at the time of offer of possession of the said Unit, certain facilities/amenities proposed to be provided in the New Building like murals, sculptures, fountains, lobby furniture, equipment, gymnasium may not be ready or other facets of the Project or floor/s may not be completed and the Purchaser shall not delay accepting possession of the said Unit or delay making any payments on the ground that such facilities/amenities are not operational and/or that certain work in respect thereof is pending to be completed. It is further clarified that it may take up to 1 (one) year for the Promoter to provide additional facilities as specified in this Clause and the Purchaser hereby confirms that the Purchaser has no objection to the same and shall not cause any hindrance/s or obstruction/s in the course of the Promoter carrying out such work on the Sale Plot or in the New Building. The Purchaser shall be entitled to the possession of the said Unit only after the full aggregate Purchase Price as per Annexure 'M' hereto is paid by the Purchaser to the Promoter and the other sums mentioned hereunder are paid by the Purchaser to the Promoter.

19.7 Whilst carrying out any fit-out or interior works in the said Unit, the Purchaser shall be solely and exclusively responsible and liable to ensure that the workmen, labourers, agents and other representatives of the Purchaser so entering upon the said Unit shall comply with and adhere to all health and safety guidelines,



rules and regulations as may be prescribed by the Promoter from time to time. The Purchaser shall further ensure that a comprehensive insurance policy including third party liability is taken by the Purchaser for such amounts as may be prescribed by the Promoter in relation to the fit-out work being carried out by the Purchaser. The Purchaser acknowledges that Promoter shall not be liable and/or responsible for untoward incident that may occur by virtue of the Purchaser being permitted to carry out the fit out works or to enter upon the said Unit as contemplated in this Clause 19.7.

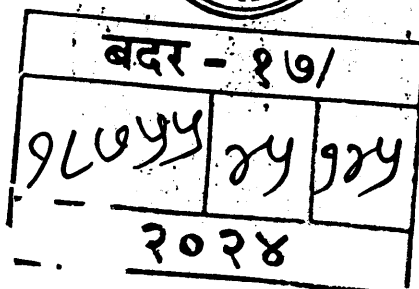
19.8 Upon possession of the said Unit being given to the Purchaser, he shall be entitled to the use and occupation of the said Unit for the user specified herein only and for no other purpose whatsoever. Upon the Purchaser taking possession of the said Unit or license to enter the said Unit he shall have no claim against the Promoter in respect of any item of work in the said Unit, which may be alleged not to have been carried out or completed.

20 REIMBURSEMENT OF COSTS AND MAINTENANCE CHARGES:

20.1 The Purchaser shall, at the time of taking possession of the said Unit or within a period of 7 (Seven) days from the date hereof (whether or not the Purchaser has taken possession of the said Unit or not), whichever is earlier, the following amounts:

20.1.1 A sum of Rs. 500/- (Rupees Five Hundred Only) towards acquiring of 5 (Five) shares of Rs.100/- (Rupees One Hundred Only) each and entrance fee of Rs.100/- per person (Rupees One Hundred Only) within a period of 7 (Seven) days from the date of notice and in any event before possession of the said Unit is handed over to the Purchaser;

20.1.2 Deposit a sum of Rs.5,00,000/- (Rupees Five Lakh Only) towards provisional estimated maintenance charges for



18 (Eighteen) months in advance.

20.2 Commencing a week after notice in writing is given by the Promoter to the Purchaser that the said Unit, is ready for being occupied, the Purchaser shall be liable to bear and pay the proportionate share of the maintenance charges and other monthly outgoings in respect of the said Unit.

20.3 It is clarified that the deposit amount mentioned in Clause 20.1.2 is only an estimate of the maintenance charges for the initial 18 (eighteen) months. After the completion of the initial 18 (eighteen) months as aforesaid or exhaustion of the deposit amount mentioned in Clause 20.1.2, whichever is earlier, the Purchaser shall be liable to bear and pay the maintenance charges in respect of the said Unit and the Purchaser further undertakes to pay such provisional monthly contribution on or before the 5th day of each month in advance to the Promoter or to the Proposed Legal Entity (if formed by then and if the management of the New Building has been handed over to the Proposed Legal Entity); and the Purchaser shall not be entitled to, till formation of the Proposed Legal Entity, withhold the same for any reason whatsoever. It is further agreed that the Purchaser will be liable to pay interest at the Agreed Rate of Interest to the Promoter/the Proposed Legal Entity for any delay in payment of such outgoings. The maintenance charges to be paid by the Purchaser would include *interalia* the following:

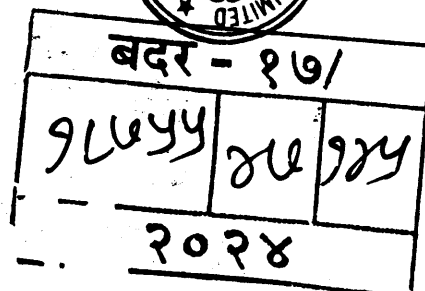
20.3.1 The property taxes in respect of the Sale Plot attributable on a proportionate basis to the said Unit, till such time as the said Unit is separately assessed to Property Tax and thereafter the Property Tax pertaining to the said Unit and proportionate Property Tax (if applicable) pertaining to the Sale Plot and the common areas in the New Building;



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- 20.3.2 The expenses of maintenance, repairing, redecorating, etc., of the main structures and in particular the gutters and rain water pipes of the New Building, water pipes and electric wires in under or upon the New Building used by the premises/ premises holder/s in common with the other occupiers of premises and the main entrances, internal access roads, recreation grounds/spaces, passages, landings, lift and staircase of the New Building and the Sale Plot and other common areas and amenities as enjoyed by the premises acquirers in common as aforesaid and the boundary walls of the New Building, compounds etc.;
- 20.3.3 The cost of cleaning and lighting the passage, water pump, lifts, servants' toilets, landings, staircases, common lights and other parts of the New Building used by the premises acquirers in common as aforesaid;
- 20.3.4 The cost of the salaries of certain workers like clerks, accountant, liftmen, watchmen, security guards, pump man, sweepers, drivers, house-keeping charges, etc., and the proportionate salary of certain part time workers like engineers, supervisors etc. their traveling expenses, welfare expenses like tea, coffee etc., the bonus to be given to them etc.;
- 20.3.5 The cost of maintaining the electrical and mechanical fittings and equipment and sewage treatment plant installed in the New Building and of all other environment management facilities to be installed on the Sale Plot;
- 20.3.6 The cost of working and maintenance of common lights, water pump, lifts, common sanitary units and other services charges;
- 20.3.7 Premium for insurance of the New Building (if and when

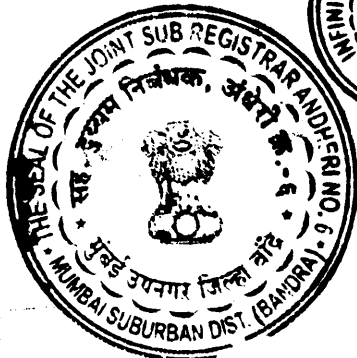
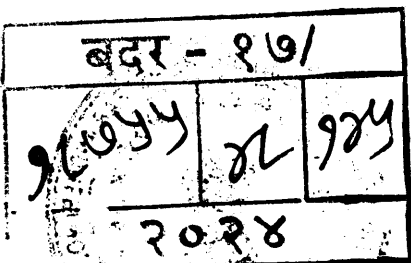
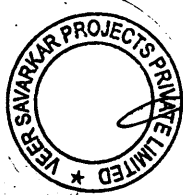


taken);

20.3.8 The maintenance charges, cost, expenses and amounts required for maintenance of various common equipment that may be installed in the New Building including interalia street lights, sewer line, storm water drain, water lines, internal roads, garden, civil, mechanical and electrical system installed for reuse of the waste water including sewage treatment plant, firefighting systems, car parking systems, civil, mechanical and electrical system for rain water harvesting, high speed lifts, any layout amenities including internal pathways or roads or paved recreation areas, submersible pumps installed in tank for municipal water and tank for storage of tanker/bore well water, pumps installed for firefighting, tank for municipal water, overhead tank and other water tanks by whatever name called, firefighting system, common electric system (which may be installed for the lights, pumps, equipment, lifts, security system etc.), common plumbing system, common security system and such other expenses as are necessary or incidental for the maintenance and upkeep of the New Building;

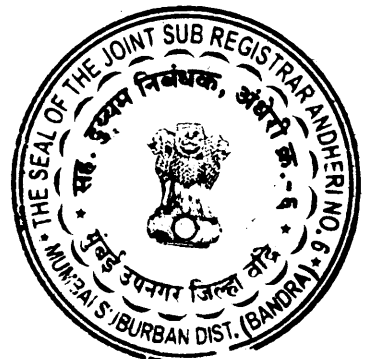
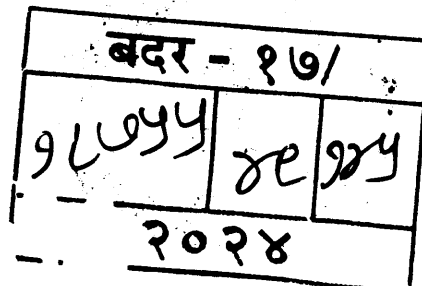
20.3.9 The above Maintenance charges are only provisional and any excess expenses or charges shall be immediately paid by the Purchaser to the Promoter, on demand;

20.4 The Purchaser is aware that he is admitted as member to the Proposed Legal Entity, it may take at least 18 (eighteen) months for the Proposed Legal Entity to work out and inform each of the premises occupants in the New Building about the exact break-up of the maintenance charges payable by it. Therefore, during such a period, the Proposed Legal Entity is likely draw up ad-hoc bills towards maintenance. Also, pending the formation of the



Proposed Legal Entity, the Promoter shall be entitled (without being obliged) in its discretion to appoint an ad-hoc management committee from amongst the premises acquirers in the New Building and confer such authority on such ad-hoc management committee for management of the New Building, as the Promoter may in its discretion be deem fit. The Purchaser agrees that he shall not raise any objection for payment of such ad-hoc bills and would give the Proposed Legal Entity a time period of approximately 18 (Eighteen) months or more from the date of he is admitted as member of the Proposed Legal Entity, to enable the Proposed Legal Entity to work out the exact details of the maintenance charges payable by it. It is clarified that the maintenance of the environment management facilities to be installed/provided in the Sale Plot shall be managed for the initial 5 (five) years by the Promoter (at the costs of the various acquires of units in the New Building) and thereafter the management of the same shall be taken over by the Proposed Legal Entity (pursuant to formation of the Proposed Legal Entity).

20.5 Over and above the Purchase Price and other amounts payable by the Purchaser, the Purchaser hereby agrees that in that event of any amount becoming payable by way of levy or premium, taxes, cess, fees, charges, etc., after the date of this Agreement to MCGM or any other concerned local authority or to the State Government or in the event of any other payment for a similar nature becoming payable in respect of the Sale Plot and/or in respect of the various premises constructed thereon including the said Unit, the same shall be borne and paid by the Purchaser. The Promoter shall be entitled in its discretion (without being obliged) to make such payment levy or premium, taxes, cess, fees, charges, etc., to the concerned authorities and recover the same from the Purchaser and the same would be reimbursed by the Purchaser to the Promoter in proportion of the area of the said Unit to the total area of all the new premises being developed and

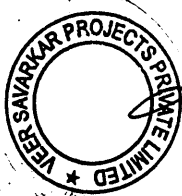


constructed on the Sale Plot within a period of 7 (seven) days from a demand being made by the Promoter on the Purchaser.

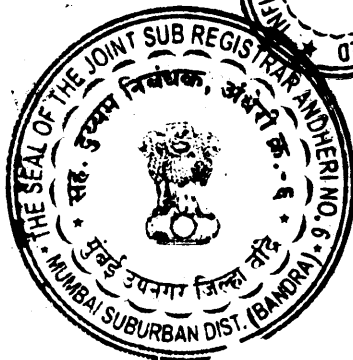
20.6 The Purchaser is further made aware that potable water supply is provided by the MCGM and other concerned government authorities, and shall be made available to the New Building as per the supply received from such authorities. It is clarified that the Promoter has not represented to the Purchaser or undertaken to the Purchaser that consistent water supply to the said Unit is assured, as the same is subject to availability and supply from the concerned authorities. The only obligation of the Promoter shall be to obtain the requisite connection from the water mains to the Sale Plot in accordance with the applicable rules and regulations of the MCGM.

21 TAXES:

21.1 The State and Central Government through their respective Finance Acts and various clarifications/notifications and regulations have made other indirect taxes (hereinafter referred to as "the said Taxes") applicable to transactions for the sale of constructed premises. The Purchaser having consulted its tax advisors, is informed and advised and have conveyed to the Promoter that since the construction of the New Building (including the said Unit agreed to be hereby sold) is already completed and the occupancy certificate in respect thereof is already received, there is no liability for payment of the said Taxes on this Agreement for the sale of the said Unit by the Promoter to the Purchaser. The Purchaser agrees and undertakes in the event if said Taxes or any part thereof is become payable then and in such an event, the same shall be payable by the Purchaser and that the Promoter is not liable to bear and/or pay the same. Therefore, the Purchaser hereby irrevocably agrees and undertakes to pay the amounts for the said Taxes to the Promoter or the concerned authorities within a period of 7 (seven) days from



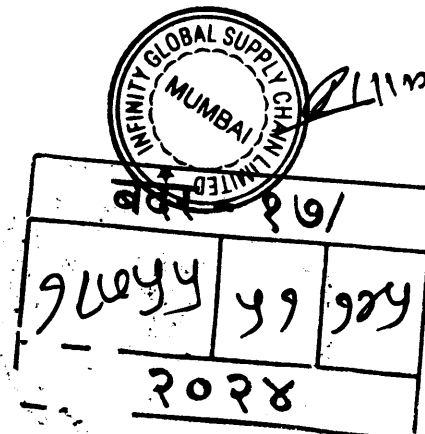
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the date of the Promoter calling upon the Purchaser to do so, without any delay or demur. In the event if any rebate or credit or set off is available to the Promoter of any amounts paid by the Promoter against the payment of the said Taxes, then and in such an event, the Promoter shall be solely and exclusively be entitled to such credits or rebates. The Promoter may in its sole and absolute discretion claim or not claim such set off or credit or rebate and the Promoter shall not be liable to pass on the benefit thereof to the Purchaser. It is hereby further agreed that in addition to the said Taxes, in the event of any amount becoming payable now or in the future by way of levy or premium, taxes, cess, fees, charges or any other tax by whatever name called, at the time of execution of the this Agreement and/or any time thereafter to any authority or to the State Government or to the Central Government or in the event of any other payment of a similar nature, save and except the tax on income of Promoter, arising out of or in connection with transaction contemplated hereby, the Purchaser shall be solely liable to bear and pay the same and the Promoter shall not be liable for the same.

21.2 In the event if the applicable legislation requires the Promoter (as the service provider or otherwise) to bear and pay the said amount of Taxes, then the Purchaser shall reimburse the same forthwith to the Promoter on demand. In case of any delay by the Purchaser in making payment of such amounts to the Promoter the same shall have the effect of non-payment of the Purchase Price; and in such an event, all consequences of non-payment of the Purchase Price as mentioned in Clause [4] hereof shall apply.

21.3 All amounts towards the Purchase Price as payable by the Purchaser to the Promoter, shall be paid by the Purchaser, subject to deduction of tax at source as per the provisions of Section 194IA of the Income Tax Act, 1961; and the Purchaser shall within the time prescribed by the provisions of the Income Tax Act, 1961 and the Rules framed there under, furnish to the

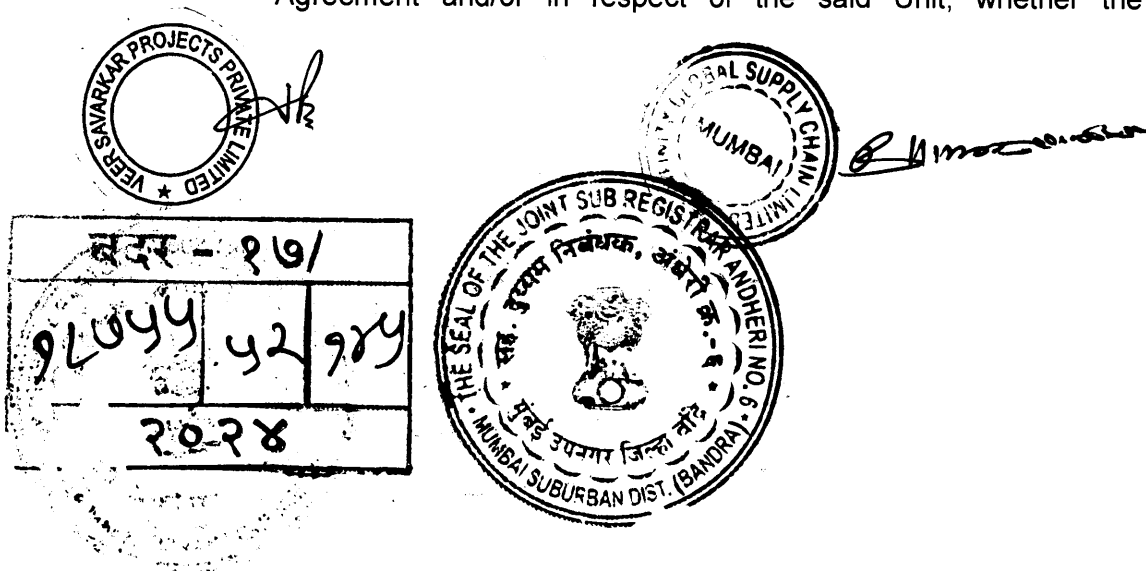


Promoter the requisite certificates of deduction of tax at source. It is clarified that non-payment of the amount of the deduction of tax at source to the concerned authorities or non-furnishing by the Purchaser of the requisite certificate of deduction of tax at source to the Promoter shall be deemed to be a breach equivalent to non-payment of the Purchase Price amount and shall accordingly attract the consequences as mentioned in Clause 4 above.

22 BREACHES:

22.1 The Purchaser agrees and undertakes to and shall observe perform and comply with all the terms and conditions and covenants to be observed performed and complied with by the Purchaser as set out in this Agreement (save and except the obligation of the Purchaser to pay the balance Purchase Price and other sums payable hereunder as aforesaid, for which the consequences as mentioned in Clause 4 above would apply) if the Purchaser neglects, omits, or fails to observe and/or perform the said terms and conditions and covenants for any reason whatsoever then in such an event, the Promoter shall be entitled after giving 1 (one) months' notice to remedy or rectify the default and in the event of the Purchaser failing to remedy or rectify the same within the said notice period, this Agreement shall be voidable at the option of the Promoter and in the event of the Promoter so treating this Agreement void, the provisions of Clause 4 above shall be applicable.

22.2 The Promoter shall not be liable to pay to the Purchaser herein any interest, compensation, damages, costs or otherwise in case of termination under Clause 4 or this Clause 22. The residue balance amount after deducting amounts receivable by the Promoter from the Purchaser towards the termination as set out in Clause 4 shall be deemed to have been accepted by the Purchaser herein in full satisfaction of all its claim under this Agreement and/or in respect of the said Unit, whether the

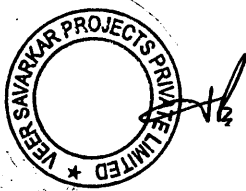


Purchaser presents the cheque/s for payment to its bankers or not.

22.3 The Purchaser hereby agrees and undertakes that he is not entitled to and shall not have any right, title, interest, share, claim, demand of any nature whatsoever and howsoever arising against the Promoter/its transferee/s/allotted/s/nominee/s and/or otherwise in to upon the said Premises in such an event of termination.

23 ELEVATION OF THE NEW BUILDING:

The Purchaser hereby acknowledges that the Promoter shall be expending substantial amounts on the designing and constructing the elevation of the New Building and the elevation of the New Building shall be an integral feature of the New Building. The Purchaser shall not alter, amend, modify etc., the elevation of the said Unit whether the side, front or rear nor shall the Purchaser alter, amend, modify the entrance lobby, staircase, lift, passage/s, terrace etc. of the New Building and shall keep the above in the same form as the Promoter has constructed the same and shall not at any time alter the said elevation in any manner whatsoever without the prior consent or alter the attachments to the elevation of the New Building, including fixing or changing or altering grills, windows, air conditioners, chajjas etc. The Purchaser further irrevocably agrees to fix its air-conditioners, whether window or split only after the written permission of the Promoter and at such places as may be earmarked by the Promoter for the same. The Promoter's decision in this regard would be final and binding on the Purchaser. The Purchaser hereby covenants with the Promoter that the Purchaser shall not hang clothes for drying or otherwise on the façade of the New Building or anywhere outside the said Unit on any ground whatsoever and howsoever arising. All washing and/or drying equipment required to be installed by the Purchaser shall be installed within the said Unit and nowhere else in the New Building. The Purchaser shall not carry out any changes/amendments, which may affect the outside elevation of the New Building on the ground that the same are not visible from outside the New



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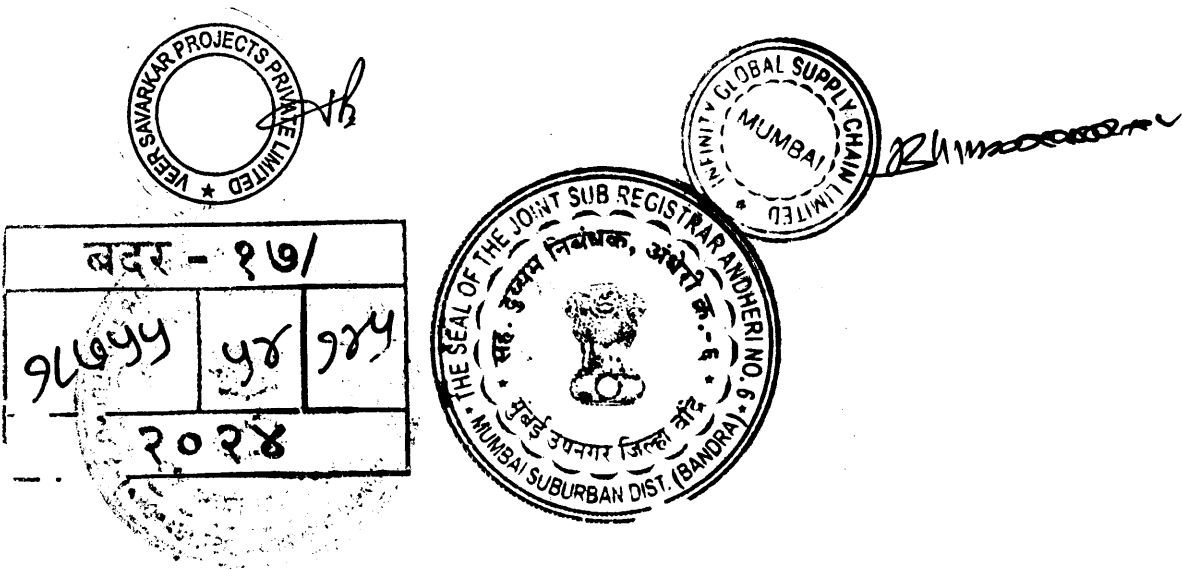


Building. The Purchaser hereby agrees that the Purchaser shall not do and/or carry out any act, deed, matter or thing whereby the said elevation of the New Building is affected in any manner (whether adversely or not) and/or whereby the look and feel of the elevation is modified or appears to be modified.

24 COVENANTS OF THE PURCHASER

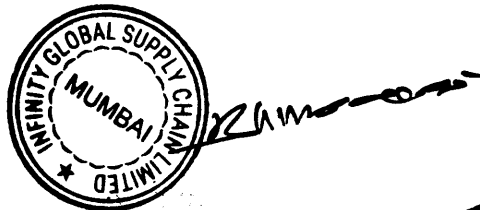
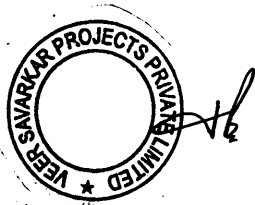
The Purchaser with an intention to bring all persons into whose hands the said Unit may come, doth hereby represents and assures to and undertakes and covenants with the Promoter as follows:

- 24.1 To maintain the said Unit at the Purchaser's own cost in good and tenable repair and condition from the date the possession of the said Unit is offered and shall not do anything or suffer anything to be done in or to the New Building and to the balconies, elevation- projections, staircase or any passage, which may be against the rules, regulations or bye-laws of the concerned local or any other authority nor to the said Unit itself or any part thereof;
- 24.2 Not to enclose the open balcony, flower bed, ducts or any other open area pertaining to the said Unit, whereby any FSI whatsoever is deemed to be consumed and/or there is a violation or misuse of any approvals, sanctions and/or terms and conditions as may be prescribed by any concerned authorities are and without prejudice thereto not to do any act, deed, matter or thing, whereby any rights of the Promoter/the Proposed Legal Entity are in any manner whatsoever prejudiced/ adversely affected.
- 24.3 Not to block/close either temporarily or permanently egress or ingress of any of the Lifts forming part of the common areas and facilities in common in the New Building.
- 24.4 Not to carry out in or around the said Unit any alteration/changes of structural nature without the prior written approval of the Promoter and the Structural Engineers / RCC Consultants of the



New Building and MCGM.

- 24.5 To ensure that no nuisance/annoyance/ inconvenience is caused to the other occupants of the New Building by any act of the Purchaser.
- 24.6 Not to store in the said Unit any goods which are of hazardous, combustible or dangerous nature, save and except domestic gas for cooking purposes or goods which are so heavy so as to damage the construction or structure of the New Building; or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried any heavy packages, showcases, cupboards on the upper floors which may damage or is likely to damage the staircase, common passage or any other structure of the New Building. On account of any negligence or default of the Purchaser (whether deliberate or willful or not) in this behalf, the Purchaser shall be personally liable for the consequence of the breach and shall be liable to bear and pay the damages as may be determined by the Promoter and the same shall be final and binding upon the Purchaser and the Purchaser shall not be entitled to question the same.
- 24.7 Not to merge or amalgamate Lift Lobby area with the said Unit otherwise and/or not to do any structural changes or otherwise in the Lift Lobby area either of temporary or permanent nature.
- 24.8 To carry out at its own cost all the internal repairs to the said Unit and maintain the said Unit in the same condition, state and order in which it was delivered by the Promoter to the Purchaser (usual wear and tear excepted).
- 24.9 To obtain annual maintenance contracts only from the authorized maintenance agencies/suppliers of the equipment installed in or around the New Building.



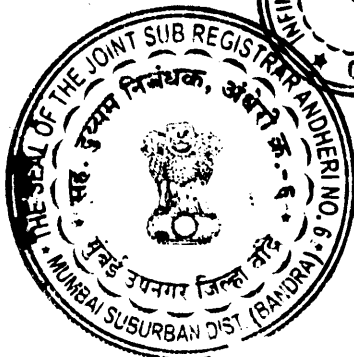
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- 24.10 Not to demolish the said Unit or any part thereof including interalia the walls, windows, doors, etc., thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the New Building and shall keep the portion, sewers, drains, pipes, in the said Unit and appurtenance/s thereto in good, tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the New Building and shall not chisel or any other manner damage the columns, beams, walls, slabs or RCC pardis or other structural members in the said Unit without the prior written permission of the Promoter and/or the Proposed Legal Entity, when formed.
- 24.11 Not to do or permit to be done any act, deed, matter or thing, which may render void or voidable, any insurance of the New Building or any part thereof or whereby any increased premium may become payable in respect of the insurance.
- 24.12 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or on the terrace or in the fire chutes or electrical ducts or plumbing ducts or firefighting ducts or in the other premises or any other part or portion of the New Building and/or the Sale Plot.
- 24.13 To bear and pay any increase in local taxes, water charges, insurances and such other levy if any which are imposed by the concerned local/public authority either on account of change of user or otherwise in respect of the said Unit by the Purchaser.
- 24.14 The Purchaser shall not be entitled to transfer, assign or part with the interest or any benefit of this Agreement, without the prior written permission of the Promoter, until all the dues payable by the Purchaser to the Promoter hereunder and/or otherwise are fully paid up.
- 24.15 The Purchaser shall abide by, observe and perform all the rules, regulations and bye-laws of the Proposed Legal Entity as also the

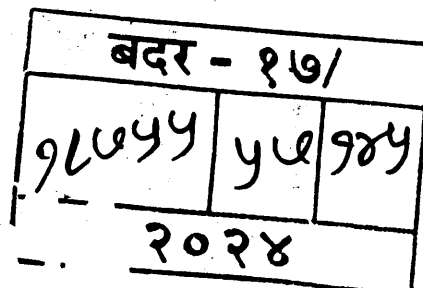
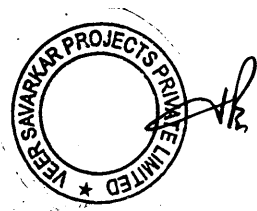


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additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the New Building and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and the Government and other public bodies and not commit breach thereof and in the event of the Purchaser committing breach thereof and/or any act in contravention of the above provision, the Purchaser shall be personally responsible and liable for the consequences thereof to the Proposed Legal Entity and/or the concerned authority and/or other public authority.

- 24.16 The Purchaser shall also observe, perform and comply with all the stipulations, terms and conditions laid down by the Proposed Legal Entity regarding the occupation and use of the said Unit and shall bear and pay and contribute regularly and punctually towards the taxes, expenses or other outgoings as may be required to be paid from time to time.
- 24.17 The Purchaser shall permit the Promoter and its surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the Sale Plot/New Building/said Unit and/or any part thereof to view and examine the state and condition thereof, and to carry out the repair or replacements therein for a period of 5 (Five) years from the date of the Purchaser being put in possession of the said Unit.
- 24.18 The Purchaser undertakes not to enclose any passage/s, lobby or other common areas in the New Building in any manner whatsoever and not to cover the voids in any place in the New Building or store any goods/chattels in the common areas including the chajjas or sheds or service areas behind the toilets.
- 24.19 The Purchaser and/or its staff, employees, servants, agents, etc. shall not dispose off or throw any garbage or dirt or rubbish in the



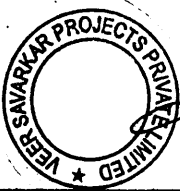
sinks of the toilets or basins provided in the common areas of the New Building and/or in the said Unit. The dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the occupants of the building in the jurisdiction of MCGM. The Purchaser shall at all times co-operate with the Promoter for adoption of any mechanism or common scheme of garbage collection, garbage disposal including inter alia by segregating various types of garbage as may be communicated by the Promoter from time to time.

24.20 The Purchaser shall not permit any of its staff, employees, servants, agents or any other person/s to use and/or occupy and/or sleep in any common passages, staircases or common areas of the New Building.

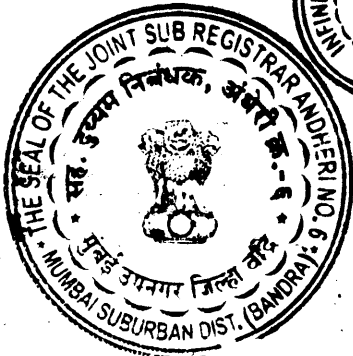
24.21 The Purchaser shall ensure that all the agents, staff, employees, etc., of the Purchaser shall actively participate in all fire, earthquake, terror and other safety drills as may be conducted by the Promoter or by any concerned authorities from time to time.

24.22 The Promoter shall provide to the Purchaser a municipal water connection in respect to said Unit. The Promoter shall not be held liable or responsible in any respect whatsoever if the concerned authorities are unable to provide the water supply to the said Unit. The Purchaser is further informed that for the purposes of flushing, water may be provided from the Sewage Treatment Plant (if so installed) and/or the bore wells and the Purchaser shall not object to the same.

24.23 The Purchaser is aware that the plans are approved with the use of base land FSI, Premium FSI and Fungible FSI, which are acquired by way of payment of premium to the MCGM and Government authorities and the premium is paid/shall be paid to MCGM for the same and that the Promoter is also loading, using



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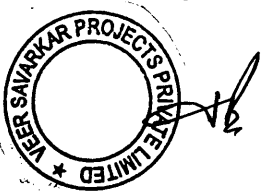
and utilising TDR on the Sale Plot which would be consumed in the course of construction of the New Building.

24.24 The Purchaser is also aware that the Promoter has paid to MCGM the premium towards the staircase; lift lobby passage, internal staircase and condoning of open space deficiencies.

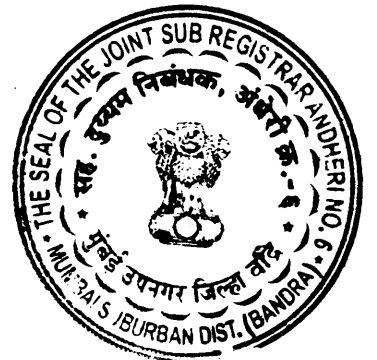
24.25 The Purchaser is also aware that the Promoter is undertaking the development on the Larger Property under the Accommodation Reservation policy as contained in Regulation 17 (1) of the DCPR; and as per the said policy, the Reserved Plot and the hospital building constructed thereon will belong to the MCGM/concerned authorities; and the Purchaser is not concerned with the said Reserved Plot and/or the hospital building constructed thereon and shall not make any claims in relation thereto. The Purchaser shall under no circumstances, claim any right, title or interest in to or upon the Reserved Plot and/or the hospital building and/or any part thereof.

24.26 The Purchaser is aware of various concessions, approvals granted to the Promoter at the time of construction of the New Building including the open space deficiency. The Purchaser is aware that the New Building is constructed with deficient open spaces (which deficiency has been condoned by the MCGM). The Purchaser undertakes not to raise any objection in respect of the open space deficiency and shall also not raise any objection in respect to the construction and/or development activities carried on in the Sale Plot or in the adjoining plots on the ground of deficient joint open space or otherwise howsoever.

24.27 The Purchaser is aware of various declarations and/or undertakings that the Promoter has executed in favour of various authorities including the MCGM for the purpose of obtaining various approvals, concessions and sanctions for the purpose of and with an objective of undertaking the development and



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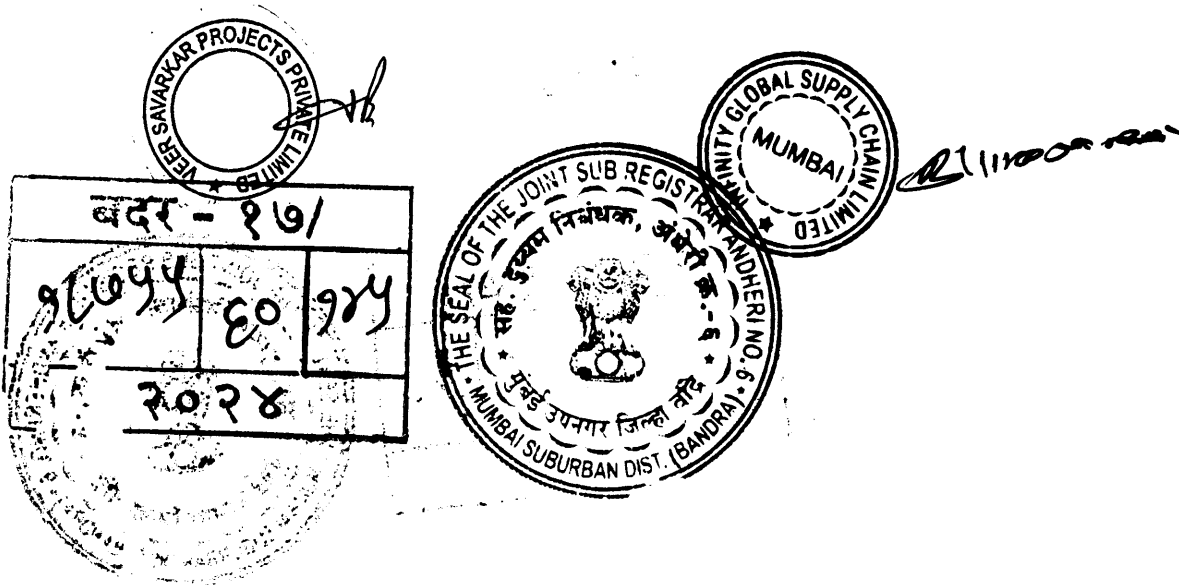
construction on the Sale Plot. The Purchaser confirms that the Purchaser has read and understood the same and the contents thereof and the Purchaser further acknowledges that as one of the acquirers of premises in the New Building the Purchaser may be bound by such undertakings and/or declarations executed by the Promoter and the Purchaser hereby irrevocably agrees and undertakes with the Promoter to comply with the same and not to commit any breach or violation of the same, provided there has been no default or non compliance by the Promoter with respect to the declarations and/or undertakings given by the Promoter in favour of various authorities including the MCGM.

24.28 The Purchaser shall not object to the Promoter applying for and obtaining part occupancy certificates from the MCGM in relation to any part of the New Building for the purpose of granting occupation to certain premises acquirers in the New Building.

24.29 As a part of a marketing exercise or otherwise in the event if the Promoter is required under law, the Promoter may disclose and/or publish the name of the Purchaser and/or other acquirers of the units (jointly and/or severally) along with their occupation and also use their photographs to such third parties as the Promoter may deem fit and the Purchaser either in their individual capacity or as member of the Proposed Legal Entity shall not object thereto.

24.30 The Promoter may permit various consultants, service providers, financiers, manufacturers, suppliers and other third parties to publish the image of the New Building and the name of the New Building in advertisements, publications, brochures, and such other marketing and/or promotional materials as the Promoter may deem fit and the Purchaser either in its individual capacity or as member of the Proposed Legal Entity shall not object thereto.

24.31 The Purchaser is further made aware that the Promoter is engaged in the business of construction, development and



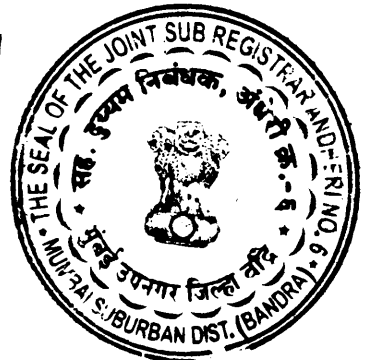
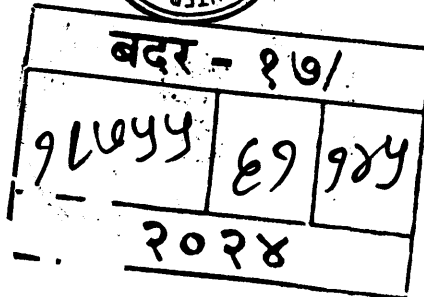
redevelopment of immovable properties in and around Mumbai, and during the construction of the New Building and after completion thereof, the Promoter may desire to show the New Building and/or any areas therein including but not limited to the common areas (during construction/development or after completion thereof) to various prospective clients of the Promoter including inter alia occupants of building/s, which the Promoter is redeveloping or is proposing to redevelop and accordingly, the Promoter may arrange for site visits to the Sale Plot and the New Building and may organize functions in the common areas like compound/s, terrace/s, lobby/ies podium, and other areas in the New Building for such purposes and the Purchaser either in its individual capacity or as member of the Proposed Legal Entity shall not object thereto.

24.32 It is clarified that the rights of the Promoter as specified in Clauses 24.29, 24.30 and 24.31 above are permanent rights granted to the Promoter by the Purchaser and the Promoter shall not be liable to make payment of any compensation to the Purchaser and/or the Proposed Legal Entity (as and when the same is formed) in relation to exercise of such rights.

24.33 The Purchaser hereby acknowledges that the Promoter has paid and shall be paying various amounts to the concerned authorities including inter alia the MCGM as deposits, premiums and other charges for the purpose of obtaining various approvals from such authorities and in the event of any amounts being refunded by the concerned authorities at any time hereafter, the Promoter shall be solely and exclusively be entitled for such refunds and the Purchaser and or the Proposed Legal Entity shall not be entitled to the same.

25 INDEMNITY:

The Purchaser is aware that only on the basis of and relying on the



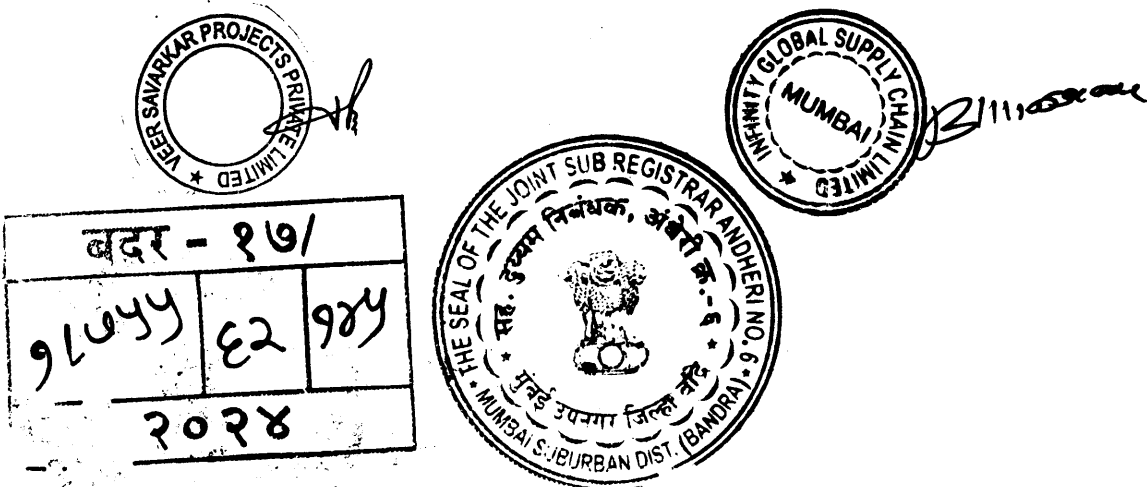
representations, assurances, declarations, covenants and warranties made by it herein, the Promoter has agreed to and is executing this Agreement and Purchaser hereby agrees to indemnify and keep indemnified the Promoter absolutely and forever from and against all and any damage or loss that may be caused to the Promoter including *inter alia* against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses, that may be caused to or incurred, sustained or suffered by the Promoter, by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Purchaser being untrue and/or as a result of the Promoter entering in to this Agreement and/or any other present/future writings with the Purchaser and/or arising there from.

26 STAMP DUTY AND REGISTRATION:

At the time of execution of this Agreement, the Promoter shall pay the applicable amount of stamp duty payable in respect of this Agreement and the amount of registration fees and other out of pocket expenses shall be borne and paid by the Purchaser. The Purchaser shall lodge this Agreement for registration with the concerned Sub-Registrar of Assurances within a period of 15 (fifteen) days from the date of execution and inform the Promoter of the serial number, under which the same is lodged for Registration by forwarding the photocopies of the receipt issued by the Sub-Registrar to enable the Promoter and/or its authorized representative/s to visit the office of the Sub-Registrar of Assurances and to admit execution thereof.

27 TRANSFER OF THE SAID UNIT:

If the Purchaser, before being put in possession of the said Unit, desires to sell or transfer its interest in the said Unit or wishes to transfer or give the benefit of this Agreement to person, the same shall be done only after the Purchaser obtains the prior written permission of the Promoter in that behalf. In the event of the Promoter granting such consent, the Purchaser

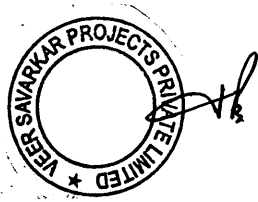


shall be liable to and shall pay to the Promoter such sums as the Promoter may in its absolute discretion determine by way of the transfer charges and administrative and other costs, charges, expenses pertaining to the same **PROVIDED HOWEVER THAT** such transferee/s/assignee/s of the Purchaser shall always be bound and liable by the terms, conditions and covenants hereof and on the part of the Purchaser to be observed, performed and complied with. All the provisions of this Agreement shall *ipso facto* and automatically apply mutatis mutandis to such transferee/s/assignee/s also.

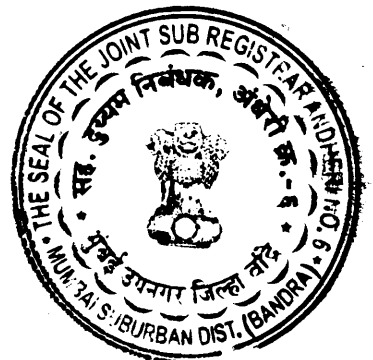
28 COMPLIANCE OF FOREIGN EXCHANGE AND REMITTANCE LAWS

28.1 The Purchaser, if resident/s outside India, shall be solely responsible for compliances relating to the necessary formalities laid down in the Foreign Exchange Management Act, 1999 (hereinafter referred to as "**FEMA**"), the rules and regulations of the Reserve Bank of India ("**RBI**") and all other applicable laws, rules and regulations made with regard to purchase of immovable property by person/s resident outside India and any statutory amendment(s), modification(s) thereof and all other applicable laws including that of remittance of payment/acquisition/sale/transfer of immovable properties in India etc.; and shall provide to the Promoter with such permissions, approvals which would enable the Promoter to fulfill its obligations under this Agreement.

28.2 The Purchaser understands and agrees that in event of failure on the part of the Purchaser to comply with the obligations of the Purchaser set out in this Clause 28 hereof or failure to comply with the aforesaid applicable laws, rules, regulations, or guidelines issued by the RBI or other concerned authorities, the Purchaser shall be solely liable for any action under the FEMA or any of the aforementioned laws, rules, regulations, guidelines, etc. The Purchaser agrees to keep the Promoter fully indemnified and harmless in this regard and agrees that the Promoter shall accept



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no responsibility for the same.

28.3 The Purchaser further undertakes to intimate the Promoter in writing about any change in the residential status of the Purchaser subsequent upon signing of this Agreement; and to comply with the necessary formalities if any under the prevailing applicable laws.

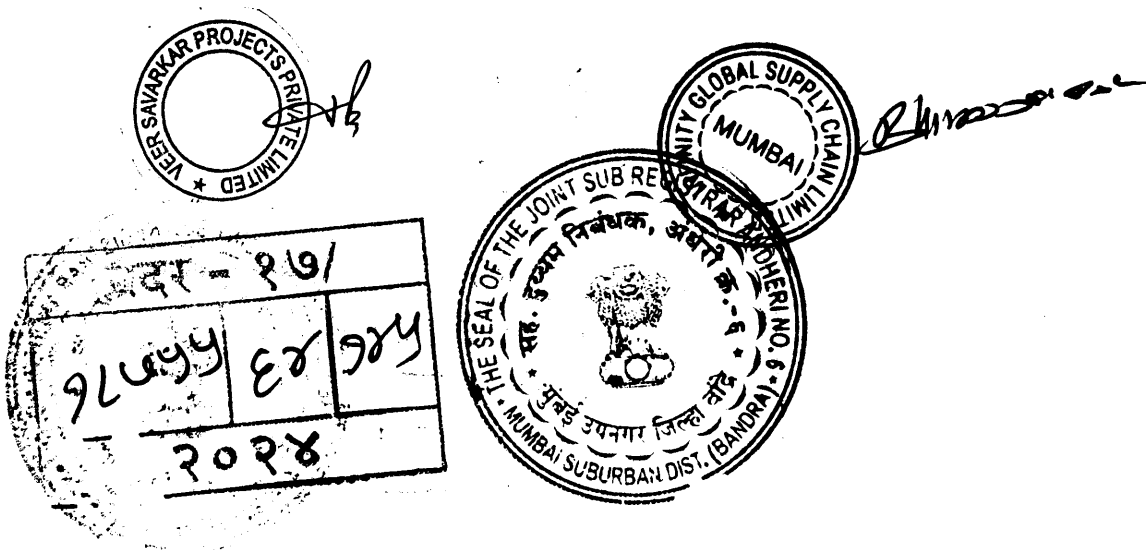
28.4 It is hereby agreed between the Parties that the Promoter shall not under any circumstances be held responsible towards any third-party making payment/remittances on behalf of any Purchaser of the said Unit applied for in any way.

29 MISCELLANEOUS:

29.1 **Co-operation:** The Purchaser shall, from time to time, sign and execute all applications, papers and documents, and do all the acts, deeds, matters and things as the Promoter may require, for safe guarding the interest of the Promoter to the New Building and/or the premises therein.

29.2 **Name of the Building:** The name of the New Building shall at all times remain as "**SIGNATURE**", unless changed by the Promoter and the same shall not be changed without the prior written permission or approval of the Promoter. The Promoter shall be entitled to add at such places on the façade or terrace/s or compounds or common areas in the New Building placards, sign boards, neon signs, hoardings etc. indicating to the public at large that the New Building is constructed and/or developed or that the New Building has been constructed and/or developed by the Promoter.

29.3 **Notices:** All letters, circulars, receipts and/or notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served, if posted or dispatched to the Purchaser by Registered Post with Acknowledgement Due



("RPAD") or mailed at the electronic mail (e-mail) address as provided by the Purchaser to the Promoter or hand delivered at the address hereunder stated and shall effectually and completely discharge the Promoter and the respective e-mail addresses of the Parties for the purposes of such notices and communications are as follows:

29.3.1 Promoter : veersavarkarprojects@gmail.com

29.3.2 Purchaser : info@infinity-logistics.in

29.4 **Income Tax PAN:** The Parties are setting out here under their respective Income Tax Permanent Account Numbers:

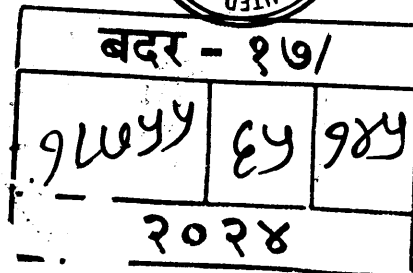
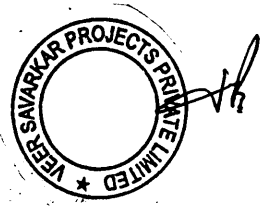
PROMOTER:	
Veer Savarkar Projects Private Limited	AAECV5477D
PURCHASER:	
Infinity Global Supply Chain Limited	AAFCI9801F

29.5 **Obligations:** all obligations of the Purchaser and covenants made by the Purchaser herein shall be deemed to be obligations and/or covenants, as the case may be, running with immoveable property and the observance, performance and compliance with such obligations and/or covenants shall be the responsibility of all persons into whose hands the said Unit may come.

29.6 **Lien and Charge of the Promoter:** Notwithstanding anything contained herein, the Promoter shall, in respect of any amount remaining unpaid by Purchaser under the terms of this Agreement, have a first lien and charge on the said Unit agreed to be purchased by the Purchaser hereunder.

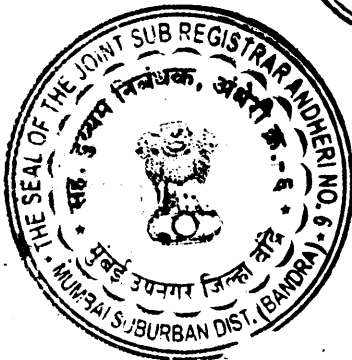
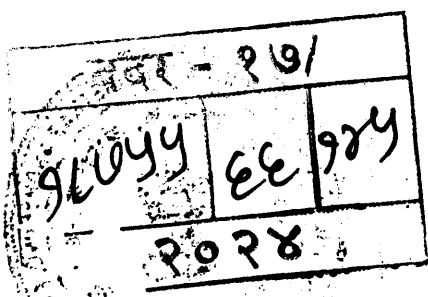
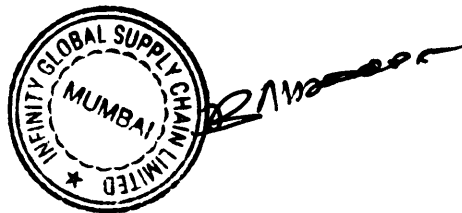
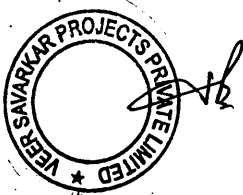
29.7 **Dispute Resolution:**

29.7.1 To the extent that the Maharashtra Real Estate

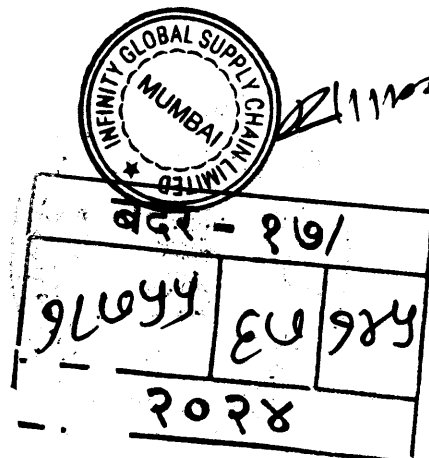


Regulatory Authority may have exclusive jurisdiction under the applicable provisions of RERA and under the RERA Rules, all disputes between the Parties shall be brought before and be adjudicated by the Maharashtra Real Estate Regulatory Authority.

29.7.2 Subject to what is provided in Clause [29.7.1], any dispute, controversy, claim or disagreement of any kind whatsoever between or among the Parties in connection with or arising out of this Agreement or the breach, termination or invalidity thereof shall be referred to and finally resolved by arbitration. The invoking of arbitration in case of a Dispute shall not affect the termination of this Agreement (if terminated in accordance with the provisions hereof). The seat of the arbitration shall be Mumbai, India and the arbitration proceedings shall be conducted under and in accordance with the provisions of the Arbitration and Conciliation Act, 1996, or any statutory re-enactment thereof in force in India at the time such arbitration is commenced. The arbitration proceedings shall be conducted by a sole arbitrator to be mutually appointed by the Parties and failing such mutual agreement on the appointment, the sole arbitrator shall be appointed in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The language of the arbitration proceedings shall be English. The award rendered by the arbitral tribunal shall be in writing and shall set out the reasons for the arbitral tribunal's decision. The award shall allocate or apportion the costs of the arbitration, as the Tribunal deems fair. The Parties agree that the arbitration award shall be final and binding on the Parties.



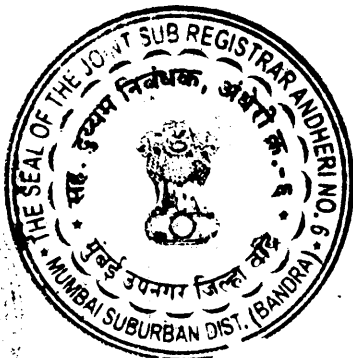
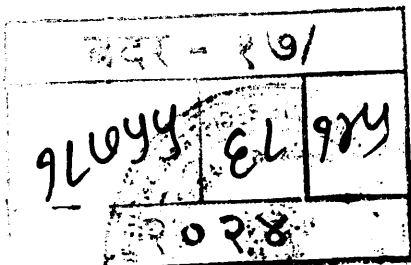
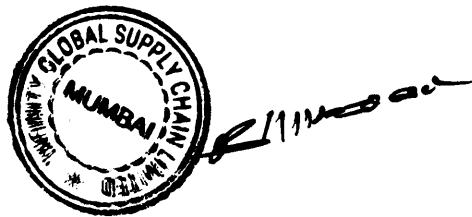
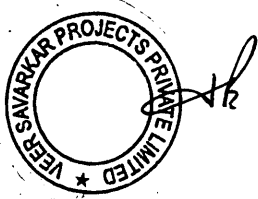
- 29.8 **Jurisdiction:** Subject to what is stated in the above Clause 29.7, the Courts in Mumbai shall have exclusive jurisdiction to try and entertain all disputes between the Parties hereto arising out of this Agreement or otherwise pertaining to the said Premises.
- 29.9 **No Demise or Grant or Assignment:** The Purchaser shall have no right, title, interest, share, claim demand of any nature whatsoever and howsoever arising in to upon the Sale Plot and/or the New Building and/or otherwise howsoever against the Promoter, save and except in respect of the said Unit. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Sale Plot and/or the New Building and/or any part thereof.
- 29.10 **No Waiver:** Any delay or indulgence shown by the Promoter in enforcing the terms of agreement or any forbearance or giving of time to the Purchaser shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice any rights of the Promoter hereunder or in law.
- 29.11 **Enforceability:** Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement should be prohibited or rendered invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement. Any unenforceable provision or provision which is ineffective or invalid under the applicable law shall be replaced and substituted by the Parties acting in good faith, by a provision which most nearly reflects the Parties' intent in entering into such unenforceable provision or provision which is ineffective or invalid under the applicable law.



29.12 **Obligations of the Purchaser:** In the event if there is more than a single person/entity, executing in this Agreement as the unit purchaser, then all obligations of all such purchasers under this Agreement, shall be joint and several.

29.13 **Entire Agreement:** This Agreement sets forth the entire agreement between the Parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous agreements, understandings and representations, written or oral. The terms and conditions and the subject matter hereof shall supersede all representations, warranties implied and/or express made wither directly or indirectly (including by virtue of any brochures, advertisements, pamphlets, statements on the Promoter's website/s, model/s of the New Building, etc.). In case of any inconsistency between this Agreement and any other document, this Agreement shall prevail. Each Party shall exercise all its respective rights and do all such things as may be necessary to give full effect to, and ensure compliance with, the provisions of this Agreement.

29.14 **Headings:** The headings, subheadings, titles, subtitles used for the Clauses under this Agreement are only for the sake of convenience and easy identification of the provisions and headings, subheadings, titles, subtitles to Clauses, and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and Annexures hereto and shall be ignored in construing and interpreting the same.



THE FIRST SCHEDULE ABOVE REFERRED TO*Description of the Larger Property*

All those piece or parcel of land bearing formerly bearing CTS No. 737/9/12/A1 admeasuring 966.8 square meters, CTS No. 737/9/12/E admeasuring 2368.0 square meters and CTS No. 737/9/12/F admeasuring 256.9 square meters and now bearing CTS no. 737/9/12A/1A admeasuring 2,136.13 square meters, CTS no. 737/9/12A/1B admeasuring 1,442.57 square meters and bearing CTS no. 737/9/12A/1C admeasuring 13.00square meters (as per the Property Register Cards), in aggregate admeasuring 3,591.70 square meters, all of Village – Oshiwara, Taluka – Andheri in the Registration District of Mumbai Suburban and bounded as follows;

On or towards the North : By plots bearing CTS nos. 737/9/10 and 737/9/11

On or towards the South : By 18.30 meters wide DP Road

On or towards the East : By plots bearing CTS nos. 737/5C and 737/5D

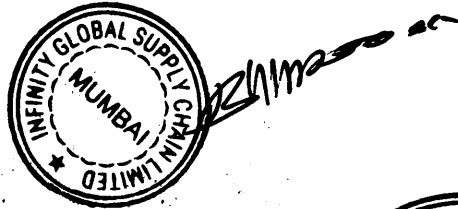
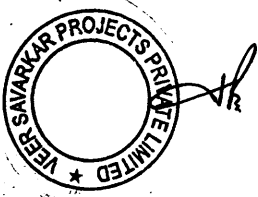
On or towards the West : By plots bearing CTS nos. 737/9/12/C and 737/9/12/D

THE SECOND SCHEDULE ABOVE REFERRED TO*Description of the Sale Plot*

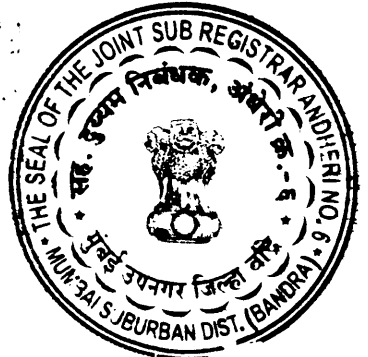
All that piece and parcel of land and ground admeasuring 2,136.13 square meters or thereabouts and now bearing CTS no. 737/9/12A/1A and forming part of the Large Property more particularly described in the First Schedule hereinabove written and bounded as follows;

On or towards North : By plots bearing CTS nos. 737/9/10 and 737/9/12A/1B

On or towards South : By 18.30 meters wide DP Road



बदर - १७/		
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On or towards East : By plots bearing CTS nos. 737/9/12A/1B

On or towards West : By plots bearing CTS nos. 737/9/12/C and
737/9/12/D

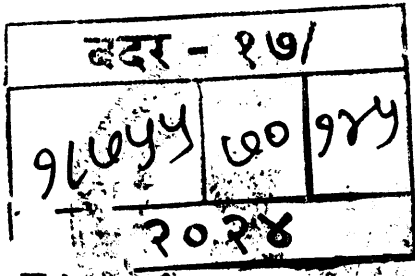
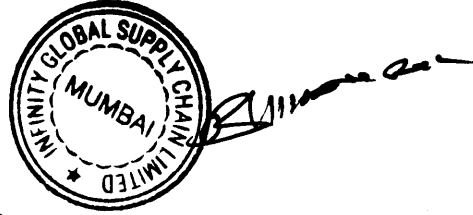
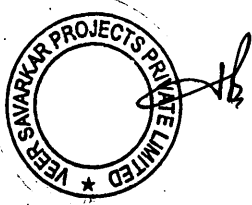
THE THIRD SCHEDULE ABOVE REFERRED TO

Description of the said Unit

The Unit (viz. office premises) bearing nos. **2404** on the **24th** floor admeasuring approximately 176.98 square meters carpet area (which area is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules) in the New Building constructed on the Sale Plot more particularly described in the **Second Schedule** hereinabove written and in addition thereto having an exclusive entitlement to use (a) the elevation feature in the Unit admeasuring 7.23 square meters; and (b) the lift lobby abutting the said Unit with an area of 52.32 square meters carpet area.

It is clarified that the carpet area of the said Unit, as mentioned hereinabove (excluding the area of balcony) is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules (viz. the net usable floor area of an office, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area covered by the internal partition walls of the office.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribe their respective hands on the day and year the first above written.





SIGNED AND DELIVERED by the withinnamed "Promoter" VEER SAVARKAR PROJECTS PRIVATE LIMITED through the hands of its Director, Mr. Ramesh Ludhani, in presence of... ..

For VEER SAVARKAR PROJECTS PRIVATE LIMITED



Authorised Signatory / Director

- 1. Rafeeq Meghani 
- 2. Rohan. K. Mistry 





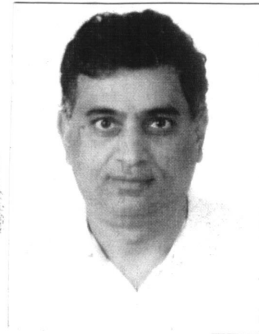
SIGNED AND DELIVERED by the withinnamed Purchaser INFINITY GLOBAL SUPPLY CHAIN LIMITED, through its Director Mr. Bhimji Nanji Patel, in the presence of...

FOR INFINITY GLOBAL SUPPLY CHAIN LIMITED



DIRECTOR

- 1. Rafeeq Meghani 
- 2. Rohan. K. Mistry 



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ANNEXURE A

C.T.S. NO.
737/9/12/A/1A

C.T.S. NO.
737/9/12A/1/B

C.T.S. NO. 737/9/12A/1/C



दिनांक - १९/	१६६५५०२९२५	२०२४
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ANNEXURE B

MUNICIPAL CORPORATION OF GREATER MUMBAI

उप. प्र. अभि./इ.प्र./

प.उ. (१)

Office of the Dy.Ch. Engineer (WS)-I

Building Proposal department,

R.K. Patkar Marg, Bandra (West),

Mumbai - 400 050.

Dtd:-

To,
M/s. Pushkar Consultants,
1st Floor, Aditya Kutir,
4th Road, Khar (West),
Mumbai - 400 052.

SUB: Development permission for plot bearing C.T.S. Nos. 737/9/12/A/1, 737/9/12/E & 737/9/12/F(pt.) of village Oshiwara, Andheri (W), Mumbai.

Ref.: 1) CHE/WS/0729/K/302
2) Representation from L.S. M/s. Pushkar Consultants.

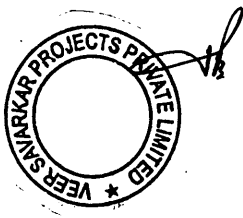
Sir,

Under the circumstances stated in your above mentioned representation, by direction it is to inform you that your request to allow development permission on land bearing C.T.S. No. 737/9/12/A/1, 737/9/12/E & 737/9/12/F(Pt.) of village Oshiwara, K/West Ward, Andheri (West) has been considered as per Accommodation Reservation policy as per provisions of DCPR 2034, subject to the compliance of the terms & conditions mentioned below:-

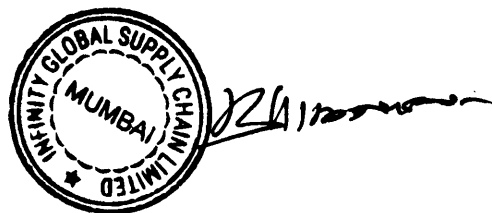
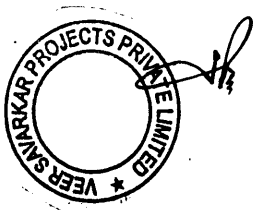
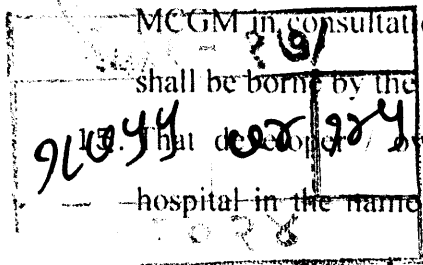
ANNEXURE - १७/		
TERMS & CONDITIONS		
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1. That the development permission is granted only for Hospital (RH 1.2) area on land under reference
2. That the development on land under reference shall be in accordance with of sanctioned DCPR- 2034 & as amended up to date.
3. That the board shall be displayed on the site stating that the proposed development of Hospital with adjoining land development of same owner as per accommodation reservation policy.



4. That the existing structures if any, shall be demolished on site.
5. That permission shall not be used as an instrument to evict the existing occupiers / tenants, if any.
6. That this permission is based on documents submitted by the applicant, if the said documents are found to be fake /fraudulent, this permission shall stand revoked / cancelled.
7. That the demarcation of the reservations affecting land under shall be obtained from the office of A. E. (Survey) W.S.
8. The plans for built up component of Hospital reservation (RH 1.2) shall be approved from office of Municipal Architect.
9. That the built up amenity area of Hospital shall be developed and handed over to Competent Authority free of cost.
10. The FSI/Area of said Built up Amenity shall be counted in FSI till the same is handed over to MCGM as per Regulation.
11. That the parking spaces required for the built up component of Hospital shall be provided as per policy in force.
12. That the work of development of reservations of Hospital reservation shall be completed within period of Two (2) years from the date of issue of this development permission. This development permission is valid for two(2) years. However, the same may be extended further by DY.Ch.E.(B.P.)WS-I for valid reason.
13. Any defect that may occur in the built-up amenity within one year from the date of taking over the possession will be rectified by the developer at his cost and for the faithful compliance of this requirement; an amount equal to 10% of BUA in the form of Bank Guarantee shall be retained by the Corporation.
14. That the agreement shall be prepared for transfer of land under hospital along with built up amenity as per AR with development permission between the applicant & MCGM in consultation with the Registrar, Office of M.C.G.M. and all the expenses thereof shall be borne by the applicant.
15. That developer/owner shall transfer the land with build-up amenity building of hospital in the name of MCGM in revenue records, before requesting for Occupation



Certificate for the equivalent BUA of sale component building or as per the EODB policy.

16. That the owner / developer shall indemnify the Corporation against any loss, damages, claims, accidents or suit arising out of this development permission.

17. That the applicant shall provide separate independent water connection, drainage lines, sanitary arrangement, and electricity connection with fittings, separate underground water tank / suction tank and overhead water storage tanks with separate pumping arrangements, other services required, etc. for development of Hospital reservation.

18. This approval is subject to sanction from State Government and Director, Town Planning regarding change in reservation of Municipal School (RH1.1) to Hospital (RH1.2) user as per Hon. Municipal Commissioner Sanction u.no. MCP 854 dated.15.11.2018 and subject to concessions required for proposed development of building on Hospital Plot. Further, this approval is without prejudice to pending court case, disputes/claims in court of law, if any.

If the above conditions of development permission are acceptable, then the applicant shall submit the proposal for obtaining the Building permission.

The plan in token of approval is enclosed herewith.

Sd/-

E.E.(B.P.) 'K-Ward'

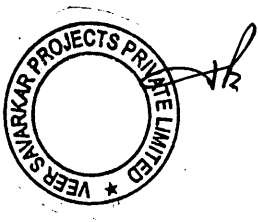
C.C. :

1. Owner M/S Veer Savarkar Project Pvt. Ltd.
2. A.E. (Survey) H & K wards.
3. E.E.(D.P.) H & K wards.

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Recd
E.E.(B.P.) 'K-Ward'



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Form -----
88in replying please quote No.
and date of this letter.

MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHE/WS/0747/K/337 (NEW)/IOD/1/NEW

MEMORANDUM

Municipal Office,
Mumbai

To,

Shri.Ramesh Ludhani of M/s. Veer Savarkar Projects Pvt. Ltd.

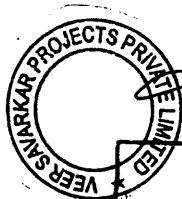
C-18, anju Apartment, Prabhat Nagar, Dahisar (East), Mumbai-400 068.

With reference to your Notice 337 (New) , letter No. - dated. 12/1/2012 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed building on plot bearing Nos. 737/9/12/A/1, 737/9/12/E & 737/9/12/F of village Oshiwara, Andheri (West), Mumbai.737/9/12/A/1, 737/9/12/E & 737/9/12/F furnished to me under your letter, dated 12/1/2012. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

- 1 That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workmans compensation Act 1923 shall not be taken out before starting the work and also shall not be renewed during the construction work.
- 2 That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc and that the workmanship is found very satisfactory shall not be submitted.
- 3 That the compound wall shall not be constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
- 4 That the appointment and acceptance of Structural Engineer as per appendix XI (regulation 5(3) (ix) shall not be submitted and the requisitions of clause 49 OF DCPR 2034 regarding structural design, structural safety quality of materials and workmanship and tests etc. shall not be maintained on site till completion of the entire work.
- 5 That the regular / sanctioned / proposed lines and reservations shall not be got demarcated at site through A.E. [Survey] / E.E. [T and C] / E.E.[D.P.] / D.I.L.R.

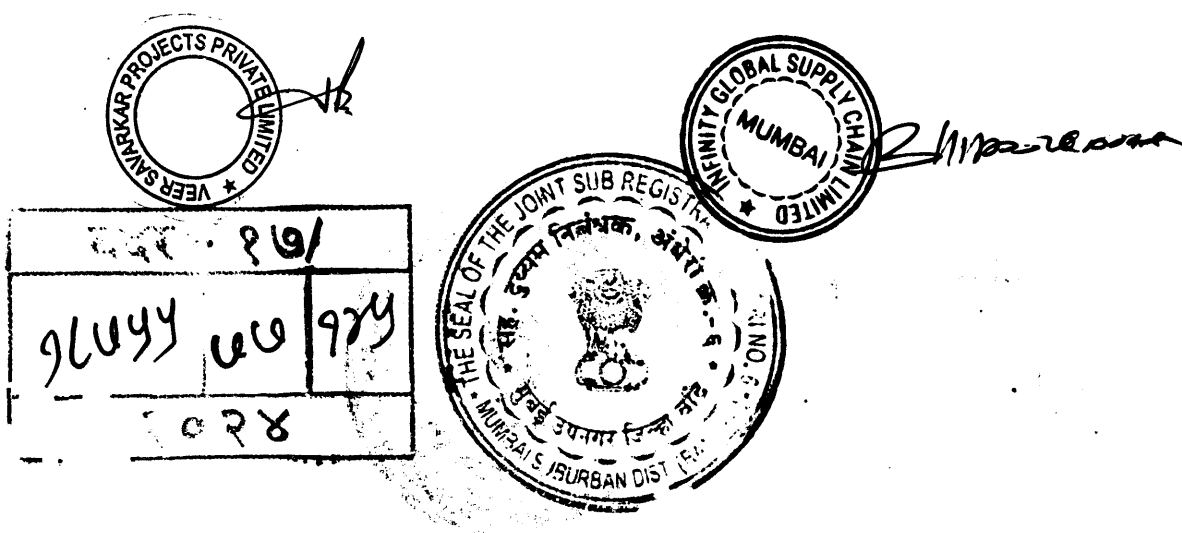
Page 1 of 10 On 06-Aug-2019



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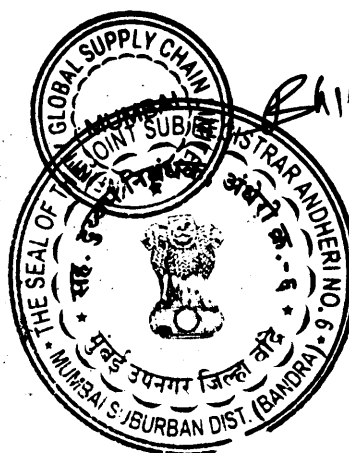
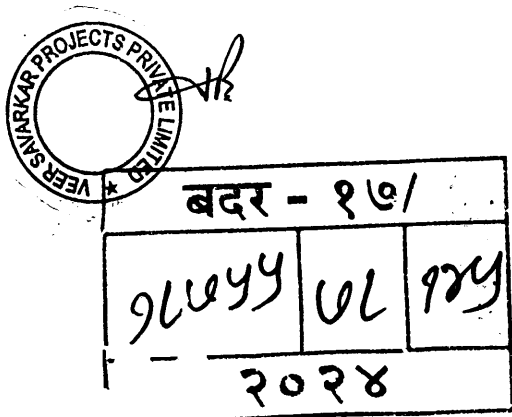


- 6 That the requirements of N.O.C. of (i) Power supply company, [ii] S.G. [iii] P.C.O. shall not be submitted.
- 7 That "All Dues Clearance Certificate" related to H.E.s dept. from the concerned A.E.W.W. [K/West Ward] shall not be submitted before applying for C.C.
- 8 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 9 That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. And date of the layout and building proposal, date of issue of C.C. area of the plot permissible built up area, built up area approved, number of floors etc.
- 10 That the NOC from Collector, MSD for cutting, excavation etc. on plot under reference shall not be obtained.
- 11 That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall not be taken and completion certificate to that effect shall not
- 12 That the work shall not be carried out between 6.00 am to 10.00 pm and the provision of Notification issued by Ministry of Environment and Forest Department dated 14.02.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall not be duly observed.
- 13 That any breach of condition regarding debris disposal will not entail the cancellation of the building permission or IOD and the work shall not be liable to be stopped immediately.
- 14 This IOD is provisional and up to plinth and issued under E.O.D.B., on the basis of terms and conditions mentioned in the R.U.T. cum Indemnity Bond from the developer / applicant. Indemnity Bond indemnifying MCGM and its officers against any legal consequences on account of ownership dispute if any.
- 15 That the appointment and acceptance of site supervisor shall not be submitted.
- 16 That the payment of Development Charges Shall not be paid before C.C.
- 17 That the construction site and landfill site shall not be inspected by the Licensed Architect/ Licensed Engineer, the compliance report there of shall not be uploaded, any breach in respect of the same will not entail the cancellation of the building permission or the IOD and the work will not be liable to be stopped immediately.
- 18 That the construction is being permitted with a condition that the debris shall not be deposited on pre-identified site with due consent / NOC of the land owner.
- 19 That any officer of MCGM/ Monitoring Committee shall not be entitled to inspect the record of grant of IOD, visit and inspect landfill sites, as well as, MCGM Officers/ Monitoring Committee shall not be entitled to bring to the notice of MCGM any breach in the IOD conditions. The order passed by MCGM on the reported breaches shall not be final and binding.
- 20 That the Registered undertaking cum indemnity bond from the applicant/ developer stating that the permission granted for proposed development will not be used as tool to vacate the existing members of society/ tenants / occupant shall not be submitted.



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- 21 That the commencement certificate under Sec.45/69(1)(a) of the M.R.& T.P.Act will not be obtained before starting the proposed work.
- 22 That this IOD is issued as per the Notice U/S 337 Of MMC Act vide No.032 dtd.15/06/2017 & is without Prejudice to Legal matters pending in Court of Law if any.
- 23 That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
- 24 That all the conditions and directions specified in the order of Honble Supreme Court dated 15/03/2018 in Dumping Ground case shall not be complied with before starting demolition of structures and/or starting any construction work.
- 25 That adequate safeguards in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall not be deposited at designated sites as approved by MCGM.
- 26 That the record of C and D generated and transported on designated dumping site shall not be maintained and uploaded on MCGM Auto DCR system.
- 27 That the adequate safeguards should not be employed for preventing dispersal of (dust) particles/ particles through the Air (or even otherwise) and adequate record shall not be maintained and uploaded for every single trip for disposal of C and D waste, at the time of loading the C and D waste in vehicle, after loading the C and D waste in the vehicle during the hauling.
- 28 That all the conditions in the NOC u. no. SWM/003640/2019/K/W/WS Dated 01 Aug 2019. from SWM department obtained online in response to application under no. CHE/WS/0747/K/337(NEW) SWM dated 01/Aug/2019 to transport and deposit / dump / level the C and D Waste at only designated unloading site Survey No. 285/4 of village- Gavhan, Taluka Panvel, Dist. Raighad.
- 29 That in the event the consent given by the disposal site owner / authority is revoked for any reasons, and/ or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall not be stopped and show cause notice shall not be given and till such time Waste Management Plan/ Debris Management plan is amended to provide the new site for dumping of C and D Waste and got approved online, construction work shall be recommenced.
- 30 That C and D Waste of large scale above 20 MT shall not be disposed of as per Waste management plan approved online and as per Construction and Demolition Waste Management Rules 2016.
- 31 That the valid Bank Guarantee shall not be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.
- 32 That the construction of basement shall not be started unless the construction of diaphragm wall and sheet piling are carried out with all precautionary measures under the strict supervision of Regd. Structural Engineer so as to safeguard the adjoining properties.
- 33 That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
- 34 That the sanitary arrangement for workers shall not be carried as per Municipal Specifications and drainage layout will not be submitted before C.C.
- 35 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc.and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the



No. CHE/WS/0747/K/337 (NEW)/IOD/1/NEW

- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 5 August day of 2020 but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.
Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

**Executive Engineer, Building Proposals,
Zone, Wards.**

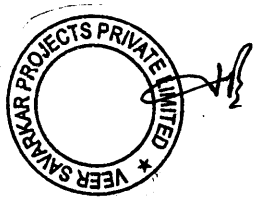
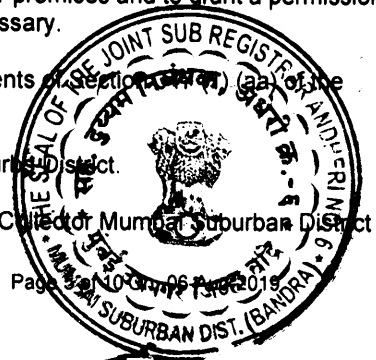
SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

- a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
 - b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c) Not less than 92 ft. (TownHall) above Town Hall Datum.
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
 5. Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
 6. Proposed date of commencement of work should be communicated as per requirements of Section 471 (2a) of the Bombay Municipal Corporation Act.
 7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.
 8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District

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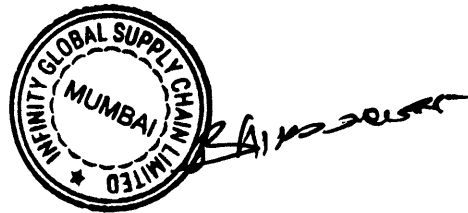
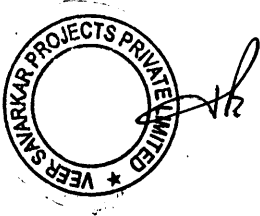


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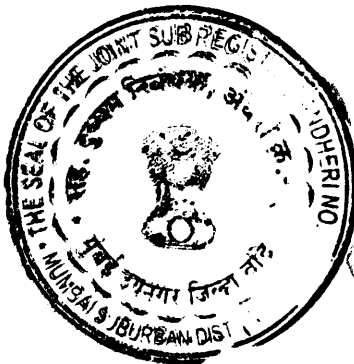
No. CHEWS/0747/K/337 (NEW)/IOD/1/NEW

before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



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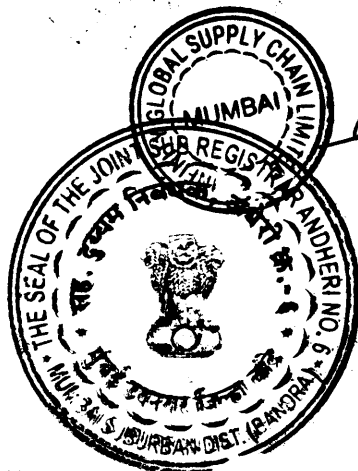
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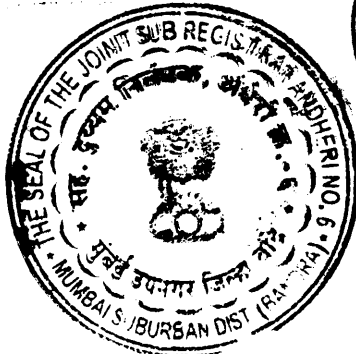
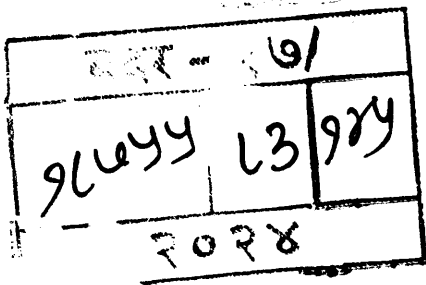
- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

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२०२४		



- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehusing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

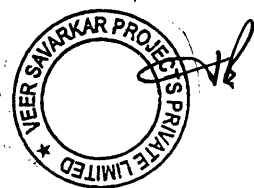


No. CHE/WS/0747/K/337 (NEW)/IOD/1/NEW

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahans and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures you will do so your own risk.

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911044	12784
Name: Prakash Rajaram Raut Designation: Executive Engineer Organization: Municipal Corporation of Greater Mumbai Date: 06-Aug-2019 15:06	



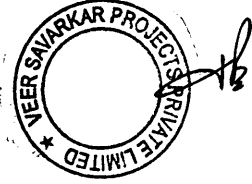
No. CHEWS/0747/K/337 (NEW)/IOD/1/NEW

Executive Engineer, Building Proposals
Zones wards.

CHEWS/0747/K/337 (NEW)/IOD/1/NEW

Copy To :- 1. PUSHKAR BHANUPRASAD SUTHAR
1st Floor, Aditya Kutir, 4th Road, Khar(W)-52

2. Asst. Commissioner K/W Ward.
3. A.E.W.W. K/W Ward,
4. Dy.A & C. Western Suburb I
5. Chief Officer, M.B.R. & R. Board K/W Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) K/W Ward ,
7. The Collector of Mumbai



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१६७५५	६५९२५	
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ANNEXURE D

C.T.S. NO.
737/9/12/A/1A

C.T.S. NO.
737/9/12A/1/B

C.T.S. NO. 737/9/12A/1/C



बदर - १७/	१६९२५	२०२४
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ANNEXURE E



C.T.S. NO.
737/9/12A/1/B



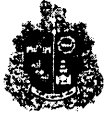
RAI...

बंदर - १७/	१७/११/२०२४	२०२४
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C.T.S. NO. 737/9/12A/1/C

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WS/0747/K/337 (NEW)/FCC/4/Amend

COMMENCEMENT CERTIFICATE

To,
Shri. Ramesh Ludhani of M/s. Veer Savarkar
Projects Pvt. Ltd.
C-18, anju Apartment, Prabhat Nagar, Dahisar
(East), Mumbai-400 068.

Sir,

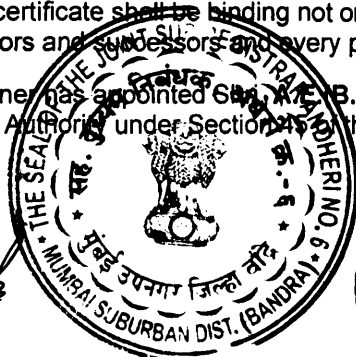
With reference to your application No. **CHE/WS/0747/K/337 (NEW)/FCC/4/Amend** Dated. **07 Jan 2019** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **07 Jan 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **737/9/12/A/1, 737/9/12/E & 737/9/12/F** Division / Village / Town Planning Scheme No. **OSHIWARA** situated at **Relif road Road / Street in K/W Ward Ward**.

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed **Shri. K.C. B.P.** K/W Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 44 of the said Act.

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२०२५	



Handwritten signature

This CC is valid upto 25/8/2020

Issue On : 26 Aug 2019

Valid Upto : 25 Aug 2020

Application Number :

CHE/WS/0747/K/337 (NEW)/CC/1/NEW

Remark :

CC for Zero FSI up to top of basement i.e. height 0.30 mts. above AGL as per Zero FSI IOD plans dtd.06.08.2019.

- Note:-1)No deep/Major excavation shall be carried out during Monsoon.
2) All safety & Precautionary measures shall be adopted while carrying out the work.
3) The Construction & Demolition Waste shall be handle & transported to designated unloading site & the Compliances of all conditions of SWM NOC & as per directives of Hon'ble Supreme Court shall be made.
4)This CC is issued as per Notice under 44/69 of MRTP Act U/No.1039 ,signed by Applicant and Submitted by Architect with Certification.

Approved By

For First C.C.

Executive Engineer

Issue On : 24 Apr 2020

Valid Upto : 23 Apr 2021

Application Number :

CHE/WS/0747/K/337 (NEW)/FCC/1/New

Remark :

C.C. is re-endorsed up to top of Service floor i.e. height 12.35 mts. above lower ground floor as per the approved plans on 27/02/2020. Subjected to various guidelines issued by Central/State government regarding lockdown for prevention of Covid-19.

Approved By

A.E.(B.P.) KW/N

Assistant Engineer (BP)

Issue On : 13 Aug 2021

Valid Upto : 12 Aug 2022

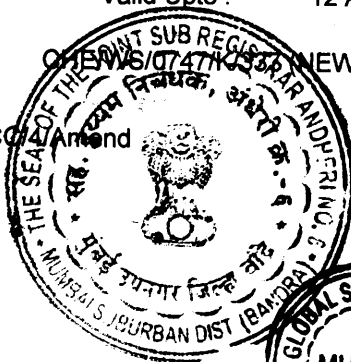
Application Number :

CHE/WS/0747/K/337 (NEW)/FCC/1/Amend

CHE/WS/0747/K/337 (NEW)/FCC/1/Amend

Page 2 of 4 On 24-May-2022

Application Number:	
157-861	
CHE/WS/0747/K/337 (NEW)/FCC/1/Amend	92044
1298	1298



Remark :

Re-endorsement of re-endorsement C.C. up to top of Service floor i.e. height 12.35 mts. above lower ground floor as per the approved plans on 11/08/2021 is approved

Approved By
A.E.(B.P.) K/W
Assistant Engineer (BP)

Issue On : 30 Nov 2021

Valid Upto : 29 Nov 2022

Application Number : CHE/WS/0747/K/337 (NEW)/FCC/2/Amend

Remark :

Further C.C. up to top of of 29th (pt.) floor (i.e. 97.50mt.) AGL + L.M.R. + O.H.T as per last approved plans dt. 24.11.2021 is approved.

Note:- GVK verification shall be submitted to this office before commencement of work of 7th floor.

Approved By
A.E.(B.P.) K/W
Assistant Engineer (BP)

Issue On : 31 Dec 2021

Valid Upto : 30 Dec 2022

Application Number : CHE/WS/0747/K/337 (NEW)/FCC/3/Amend

Remark :

Full C.C. up to top of 29th upper floors i.e. height 97.50 mt. AGL + LMR + OHT as per the approved plans on 23/12/2021 is approved.

Approved By
A.E.(B.P.) K/W
Assistant Engineer (BP)

Issue On : 24 May 2022

Valid Upto :

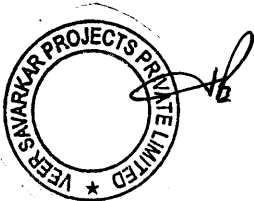
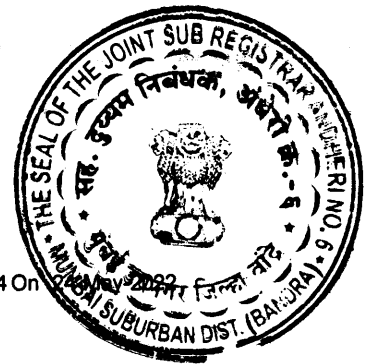
Application Number : CHE/WS/0747/K/337 (NEW)/FCC/4/Amend

Remark :

CHE/WS/0747/K/337 (NEW)/FCC/4/Amend

25 Aug 2022	
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Re-endorsement of C.C. for work up to 29th floors i.e. height 97.50 mt. AGL + LMR + OHT as per the amended plans dt 20.05.2022 is approved.

✓
Name : AMIT PRAKASH PATIL
Designation : Assistant
Engineer
Organization : MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date : 24-May-2022 16: 33:03

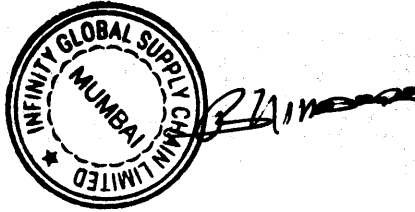
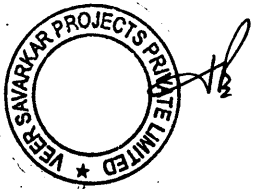
For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

Western Suburb I K/W Ward Ward

Cc to :

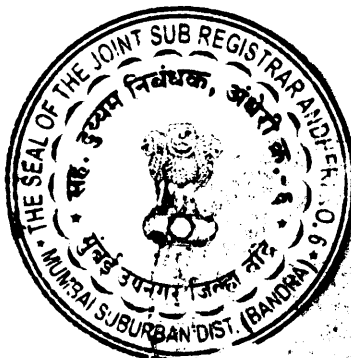
1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



CHE/WS/0747/K/337 (NEW)/FCC/4/Amend

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जिल्हाधिकारी, मुंबई उपनगर यांचे कार्यालय

प्रशासकीय इमारत, 10 वा मजला, शासकीय वसाहत, वांद्रे (पूर्व), मुंबई-400 051
दुरध्वनी : 26556799, फॅक्स : 26556805, ई-मेल : collectormsd@gmail.com

क्रमांक : सी/कार्या-3क/पोवि/एसआर-2109
दिनांक : 27/12/2019

वाचते :-

1. मंजूर सावरकर प्रोजेक्टस प्रा. लि. यांचा दि.05/12/2019 यांचा एकत्रिकरण / पोटविभाजन प्रस्ताव.
कार्यकारी अभियंता (इमारत प्रस्ताव), के/ पश्चिम विभाग, बृहन्मुंबई महानगरपालिका यांचेकडील पत्र क्र. CHE/WS/0747/K/337 दि.06/08/2019
2. बृहन्मुंबई महानगरपालिका यांचेकडील विकास आराखडयावरील अभिप्राय क्र. Ch.E. DP34201905 111 222291 D.P.Rev. K/W/2019/111222296 दि.17/05/2019
3. महाराष्ट्र जमिन महसूल संहिता 1966 चे कलम 87 व महाराष्ट्र जमीन महसूल (महसूली भूमापन व भूमापन क्रमांकाचे उपविभाग) नियम, 1969 अन्वये

आदेश :-

मौजे- ओशिवरा ता.अंधेरी येथील न.भू.क्र. 737 /9/12/अ/1 या मिळकतीचे मिळकतपत्रिकेवर एकूण 966.8 चौ.मी. क्षेत्र दाखल असून धारक सदरी वीर सावरकर प्रोजेक्टस प्रा. लि. आरक्षण म्युनिसिपल प्रायमरी स्कुल असे नमुद असून सत्ताप्रकार "क" असा नमुद आहे.

मौजे- ओशिवरा ता. अंधेरी येथील न.भू.क्र. 737/9/12/इ या मिळकतीचे मिळकतपत्रिकेवर एकूण 2368.0 चौ.मी. एवढे क्षेत्र दाखल असून धारक सदरी वीर सावरकर प्रोजेक्टस प्रा. लि. आरक्षण म्युनिसिपल प्रायमरी स्कुल असे नमुद असून सत्ताप्रकार "क" असा नमुद आहे.

मौजे- ओशिवरा ता. अंधेरी येथील न.भू.क्र. 737/9/12/फ या मिळकतीचे मिळकतपत्रिकेवर एकूण 256.9 चौ.मी. एवढे क्षेत्र दाखल असून धारक सदरी वीर सावरकर प्रोजेक्टस प्रा. लि. सेकंडरी स्कुल साठी आरक्षित असे नमुद असून सत्ताप्रकार "क" असा नमुद आहे.

प्रकरणी मे. विर सावरकर प्रोजेक्टस प्रा. लि. यांनी दि.05/12/2019 च्या अर्जाअन्वये प्रश्नांकित मिळकतीचे एकत्रिकरण / पोटविभाजन परवानगी मिळणेबाबतचा प्रस्ताव सादर केलेला आहे.

उपरोक्त प्रस्तावा सोबत अर्जदार यांनी बृहन्मुंबई महानगरपालिका यांचेकडील दि.17/05/2019 चे विकास आराखडयावरील अभिप्राय सादर केलेले असून प्रश्नांकित मिळकत निवासी विभागामध्ये येते असे नमुद केलेले आहे.

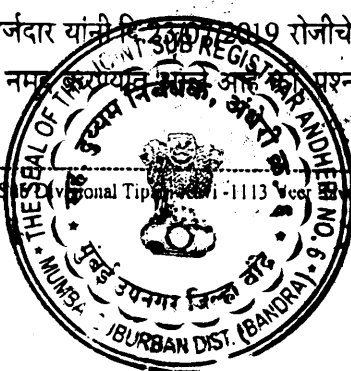
कार्यकारी अभियंता (इमारत प्रस्ताव), के/ पश्चिम विभाग, बृहन्मुंबई महानगरपालिका यांचेकडील दि.06/08/2019 चे IOD ची प्रत व त्यासोबतचे मंजूर इमारत आराखडयाची प्रत सादर केलेली आहे. सदर IOD मध्ये मौजे-ओशिवरा, ता. अंधेरी येथील न.भू.क्र. 737/9/12/अ/1, 737/9/12/इ, 737/9/12/फ या मिळकतीचा समावेश असल्याचे दिसून येते. तसेच मंजूर इमारत आराखडयामध्ये एकूण 3591.70 चौ.मी. एवढे क्षेत्र नमुद असून त्यापैकी डी. पी. रोड करीता 17.50 चौ.मी. व 1440.77 चौ.मी. क्षेत्र (Plot- B) महानगरपालिकेकडे हस्तांतरीत करणेबाबत नमुद आहे.

तसेच प्रकरणी अर्जदार यांनी दि.05/12/2019 रोजीचे नोटरी केलेले क्षतिपूर्ती बंधपत्र सादर केलेले असून

बदल सक्षम क्षेत्रात नमुद करण्यात आलेले प्रश्नांकित मिळकतीबाबत कोणत्याही न्यायालयात दावा

प्राप्त नाही.

F:\3C:\New Subdivisional Tipi\562\Divisional Tipi\1113\veer saavar kar.doc



सबब, अर्जदार यांनी प्रश्नांकित मिळकतीचे एकत्रिकरण / पोटविभाजन करण्याचे अनुषंगाने आवश्यक कागदपत्रांची पूर्तता केलेली असल्याने मी, जिल्हाधिकारी, मुंबई उपनगर जिल्हा महाराष्ट्र जमिन महसूल संहिता 1966 चे कलम 87 व महाराष्ट्र जमीन महसूल (महसूली भूमापन व भूमापन क्रमांकाचे उपविभाग) नियम, 1969 अन्वये खाली दर्शविल्याप्रमाणे एकत्रिकरण / पोटविभाजन करणेस मंजूरी देत आहे.

एकत्रिकरण

न.भू.क्र.	क्षेत्र (चौ.मी.)	धारक
737/9/12/अ/1	966.8	वीर सावरकर प्रोजेक्टस प्रा. लि.
737/9/12/इ	2368.0	आरक्षण म्युनिसिपल प्रायमरी / सेकंडरी स्कुल
737/9/12/फ	256.9	
एकूण	3591.7	

पोटविभाजन

न.भू.क्र.	क्षेत्र (चौ.मी.)	तपशिल
अ	2133.43	वीर सावरकर प्रोजेक्टस प्रा. लि. आरक्षण म्युनिसिपल प्रायमरी / सेकंडरी स्कुल
ब	1440.77	वीर सावरकर प्रोजेक्टस प्रा. लि. आरक्षण म्युनिसिपल प्रायमरी / सेकंडरी स्कुल (बृहन्मुंबई महानगरपालिका)
क	17.50	वीर सावरकर प्रोजेक्टस प्रा. लि. आरक्षण म्युनिसिपल प्रायमरी / सेकंडरी स्कुल डी. पी. रोड
एकूण	3591.7	

अटी/शर्ती :-

- 1) एकत्रिकरण / पोटविभाजन परवानगी आपण सादर केलेले कागदपत्रे सत्य असल्याचे ग्राह्य समजून दिली आहे. कागदपत्राचे सत्यतेबाबत वाद उद्भवल्यास अर्जदार जबाबदार राहतील.
- 2) सदरची परवानगी अर्जदार यांच्या वैयक्तिक जबाबदारीवर देण्यांत येत आहे. काही वाद निर्माण झाल्यास सदरची परवानगी रद्द करण्याचे अधिकार राखून ठेवण्यांत येत आहे.
- 3) पोटविभाजान आदेश केवळ रोड सेटबॅक व बृहन्मुंबई महानगरपालिकेचे आरक्षित क्षेत्रापुरतेच मर्यादित आहे.
- 4) प्रश्नांकित मिळकतीवर इतर कुठलेही हक्क, वाद किंवा न्यायप्रविष्ट प्रकरण / दावे असलेस त्याचे अधिन राहून देण्यांत येत आहे.
- 5) आवश्यक मोजणी फी नगर भूमापन अधिकारी, विलेपार्ले यांचे कार्यालयात त्वरीत भरणा करावी.
- 6) नगर भूमापन अधिकारी यांनी मिळकतपत्रिकेस दाखल क्षेत्रास अधिन राहून प्रत्यक्ष मोजणीअंती येणारे नियोजित भुखंडाचे क्षेत्र कायम करून स्वतंत्र मिळकतपत्रिका उघडण्यात याव्यात.
- 7) भविष्यात यासंदर्भात शासनाने घेतलेले निर्णय/आदेश अर्जदार यांचेवर बंधनकारक राहतील.

सही/-

(मिलिंद बोरीकर)

जिल्हाधिकारी, मुंबई उपनगर

प्रति,

मे. विर सावरकर प्रोजेक्टस लि.
सी-18, अनुज अपार्टमेंट, प्रभात नगर,
दहिसर (पूर्व), मुंबई- 68

प्रत :-

- 1) नगर भूमापन अधिकारी, अंधेरी/ तहसिलदार अंधेरी यांचेकडे पुढील योग्य त्या कार्यवाहीसाठी रवाना
- 2) निवड नस्ती.

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स्थळप्रतीवर मा. निवासी उपजिल्हाधिकारी यांची सही असे		
२०२४		



(विजय तळेकर)
तहसिलदार, (महसूल)
मुंबई उपनगर, जिल्हा



ANNEXURE G1



**MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII**

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[P-2288/2019/(737/9/12/A/1 And Other)/K/W Ward/OSHIWARA/OCC/1/New of 04 August 2021]

To,
VEER SAVARKAR PROJECTSPVT LTD
C-18 ANJU APARTMENT, PRABHAT NAGAR, DAHISAR(EAST), MUMBAI-400068.

Dear Applicant/Owners,

The full development work of **Accommodation Reservation** building comprising of **Ground + 3 (Pt.) upper floor** on plot bearing C.S.No./CTS No. **737/9/12/A/1, 737/9/12/E & 737/9/12/F** of village **OSHIWARA** at - is completed under the supervision of Shri. **PUSHKAR BHANUPRASAD SUTHAR**, Licensed Surveyor, Lic. No. **S/336/LS**, Shri. **Achuyt N Watve**, RCC Consultant, Lic. No. **STR/W/10** and Shri. **Kishor S. Raorane**, Site supervisor, Lic.No. **R/43/SS-1** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **P-2288/2019 (C.T.S. No. 737/9/12A/1/B (Old C.T.S. No. 737/9/12/A/1, 737/9/12/E & 737/9/12/F) K/W Ward/ OSHIWARA** dated **04 August 2021**. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, K/W Ward
 2. A.A. & C. , K/W Ward
 3. EE (V), Western Suburb I
 4. M.I. , K/W Ward
 5. A.E.W.W. , K/W Ward
 6. Licensed Surveyor, **PUSHKAR BHANUPRASAD SUTHAR**, 1st Floor, Aditya Kutir, 4th Road, Khar(West), Mumbai-400052.
- For information please

Name Navnath Sopanrao
Ghadge
Designation Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date 04-Aug-2021 18:14:56

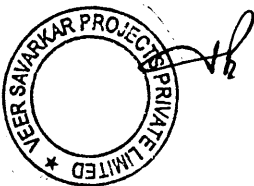
Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
K/W Ward

बदर - १७/		
१६७५५	२४९४५	
२०२४		



P-2288/2019/(737/9/12/A/1 And
Other)/K/W
Ward/OSHIWARA/OCC/1/New

Page 1 of 1



ANNEXURE G2

MUNICIPAL CORPORATION OF GREATER MUMBAI

Municipal Head Office, 5th Floor, Extn. Building, CST, Mumbai-400 001.

POSSESSION RECEIPT FOR BUILDABLE RESERVATION

Sub : Handing over of Built up reservation of Hospital (RH 1.2) on plot bearing CTS no. 737/9/12/A/1,737/9/12/E & 737/9/12/F (pt.) of village Oshiwara, Andheri (W), Mumbai.

Ref.: Full Occupation Certificate for Handing over of Built up reservation of Hospital (RH 1.2) issued by Building Proposal u/no. P-2288/ 2019/ (737/9/12/A/1 & OTHER) K/WARD/OSHIWARA/ OCC/1/ NEW of 04TH August 2021.

Shri. S.V. Arwkar, Assistant Engineer (Development Plan), K/W Ward working in the office of the Executive Engineer (Development Plan) WS in K/W Ward and Shri. Ramesh H. Ludhani, Director of M/s. Veer Savarkar Projects Pvt.Ltd. owner of the said plot of the land bearing CTS No. 737/9/12/A/1,737/9/12/E & 737/9/12/F (pt.) of village Oshiwara, Andheri (W), Mumbai have respectively taken over & handed over the Possession of Hospital (RH1.2)permitted as per Accommodation Reservation policy as per provisions of DCPR- 2034 for Reservation of Hospital (RH 1.2) area on land under reference.

The particulars of which are mentioned here as under:-

The possession of the built-up amenity of Hospital (RH1.2) along with plot bearing C.T.S No. 737/9/12A/1/B of village Oshiwara having area of 1442.57sq.mt. with separate PRC in the name of MCGM.

Floor Details	User / Reservation Name	Constructed Area handed over in Sq. Mtrs.
Ground Floor	Hospital	428.68
First Floor	Hospital	506.00
Second Floor	Hospital	506.00
Third Floor	Hospital	354.00
Total	1794.68	(One Thousand Seven Hundred Ninety Four Point Sixty Eight)

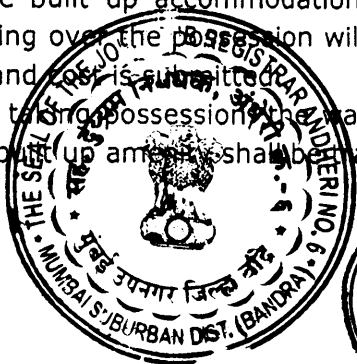
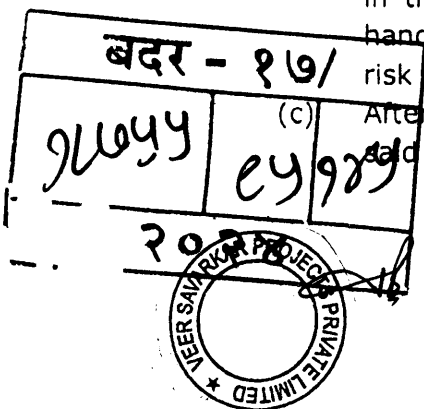
❖ The area of the buildable reservation has been ascertained on the basis of plans approved by E.E (BP) vide No. P-2288/ 2019/ (737/9/12/A/1 & OTHER) K/WARD/OSHIWARA/ OCC/1/ NEW of 04TH August 2021.

❖ That the possession of Built-up Amenity of Hospital (RH1.2) is taken subject to,

(a) Assessment dues are cleared by the owner till the date of possession of the property.

(b) That the registered affidavit in respect of any defects that may occur in the built up accommodation within one year from the date of handing over the possession will be rectified by the developer at his risk and cost is submitted.

(c) After taking possession of the water meter and electric meter for the said built up amenity shall be transferred in the name of MCGM.



- (d) The owner transfers the ownership of the Hospital plot with Built- up amenity in the name of MCGM.
- (e) Joint measurement plan of Hospital plot is submitted by owner for ascertaining the area.

On 5th day of month August, 2021

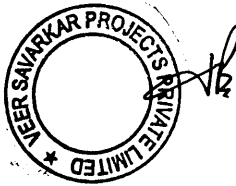
HANDED OVER BY

Shri. Ramesh H. Ludhani,
Director of,
M/s. Veer Savarkar Projects Pvt.Ltd.
C-18,Anju Apartment,
Prabhat Nagar Dahisar (E)
Mumbai-400 069.

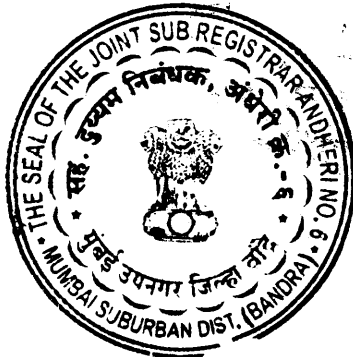
TAKEN OVER BY

Asstt. Engineer
(Development Plan) K/W Ward)

Architect : Pushkar Consultants,
Architects, Engineers and Interiors and Designers,
1stFloor, "Aditya Kutir",
4th Floor, Khar (w),
Mumbai -400 052.



वदर - १७/		
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२०२४		





जिल्हाधिकारी, मुंबई उपनगर यांचे कार्यालय

प्रशासकीय इमारत, 10 वा मजला, शासकीय वसाहत, वांद्रे (पूर्व), मुंबई-400 051
दुरध्वनी : 26556799, फॅक्स : 26556805, ई-मेल : collectormsd@gmail.com

क्रमांक : सी/कार्या-3क/एकत्रि/पोवि/एसआर- अ. 2968
दिनांक : 13/12/2021 1728

वाचले :-

- श्री. रमेश लुधानी, मे. वीर सावरकर प्रोजेक्ट प्रा.लि. यांचा दि.24/11/2021 चा एकत्रि/ पोवि प्रस्ताव.
- बृहन्मुंबई महानगरपालिका यांचे विकास आराखडा अभिप्राय Ch.E./DP34202108111337924 D.P. Rev/K/W/2021/111337924 दि.11/08/2021
- कार्यकारी अभियंता (इमारत प्रस्ताव) के/प विभाग बृहन्मुंबई महानगरपालिका यांचेकडील मंजूर IOD क्र. CHE/WS/0747/K/337 दि.06/08/2019
- महाराष्ट्र जमिन महसूल संहिता 1966 चे कलम 87 व महाराष्ट्र जमिन महसूल (महसूली भूमापन क्रमांकाचे उपविभाग) नियम 1969 अन्वये.

आदेश :-

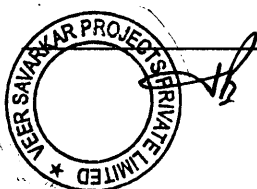
मौजे-ओशिवरा तालुका-अंधेरी येथील नगर भूमापन क्र. 737/9/12अ/1अ, 737/9/12अ/1ब, 737/9/12अ/1क या मिळकतीच्या मिळकतपत्रिका सादर केलेल्या असून सदर मिळकतपत्रिकेचे धारक, क्षेत्र, व सत्ताप्रकार बाबतचा तपशिल खालील परिशिष्ट मध्ये नमुद केल्याप्रमाणे आहे.

अ.क्र	न.भू.क्र.	धारक	क्षेत्र.चौ.मी	सत्ताप्रकार
1	737/9/12अ/1अ	वीर सावरकर प्रोजेक्ट प्रा.लि. (आरक्षण म्यूनिसिपल प्रा.सेकंडरी स्कूल)	2133.50	सी
2	737/9/12अ/1ब	वीर सावरकर प्रोजेक्ट प्रा.लि. (आरक्षण म्यूनिसिपल प्रायमरी / सेकंडरी स्कूल बृहन्मुंबई महानगरपालिका)	1440.70	सी
3	737/9/12अ/1क	वीर सावरकर प्रोजेक्ट प्रा.लि. (आरक्षण म्यूनिसिपल प्रायमरी / सेकंडरी स्कूल बृहन्मुंबई महानगरपालिका)	17.50	सी
		क्षेत्र 4.5 बृहन्मुंबई महानगरपालिका (क्षेत्र 13.00)	3591.70	

बदर - १७/

9644 04 984

२०२४ करणी अर्जदार श्री. रमेश लुधानी वीर सावरकर प्रोजेक्ट प्रा. लि. यांनी दि.24/11/2021 च्या अर्जान्वये मौजे- ओशिवरा तालुका-अंधेरी येथील न.भू.क्र. 737/9/12अ/1अ, 737/9/12अ/1ब, 737/9/12अ/1क या मिळकतीचे एकत्रिकरण/ पोटविभाजन परवानगी मिळणेबाबत विनंती केलेली आहे. अर्जदार यांनी नोटीरी केलेले दि.24/11/2021 चे क्षतिपूर्ती बंधपत्र सादर केलेले आहे. सदरचे क्षतिपूर्ती बंधपत्रात मौजे-ओशिवरा ता. अंधेरी येथील न.भू.क्र. 737/9/12अ/1अ, 737/9/12अ/1ब,



737/9/12अ/1/क या मिळकतीचा उल्लेख असून प्रश्नांकित मिळकतीबाबत कोणत्याही न्यायालयात दावा प्रलंबित नाही असे नमुद करण्यात आले आहे. तसेच अर्जदार यांनी बृहन्मुंबई महानगरपालिका यांचेकडील दि.11/08/2021 चे विकास आराखड्यावरील अभिप्राय सादर केलेले असून सदर प्रश्नांकित मिळकत निवासी विभागामध्ये येते असे नमुद केलेले आहे.

अर्जदार यांनी कार्यकारी अभियंता (इमारत प्रस्ताव) के/प विभाग बृहन्मुंबई महानगरपालिका यांचेकडील दि.06/08/2019 चे IOD व त्यासोबतचे मंजूर इमारत आराखड्याची प्रत सादर केलेली आहे. सदर मंजूर इमारत आराखड्यामध्ये न.भू.क्र.737/9/12अ/1, 737/9/12इ, 737/9/12एफ या मिळकतीचा समावेश असून त्यामध्ये एकूण 3591.70 चौमी क्षेत्र दर्शविलेले असून डी.पी रोड करीता 17.50 चौमी क्षेत्र आरक्षित दर्शविण्यात आलेले आहे. तथापि, मौजे- ओशिवरा तालुका अंधेरी येथिल न.भू.क्र.737/9/12अ/1/क या मिळकतीवरील दि.15/02/2021 चे अवलोकन करता असे निदर्शनास येते की, उक्त मिळकतीचे 17.50 चौमी क्षेत्रापैकी मुळ धारक विर सावरकर प्रोजेक्ट्स प्रा.लि. आरक्षण म्युनिसिपल प्रायमरी / सेकंडरी स्कूल, (डी.पी.रोड) यांचे नांव 4.50 चौमी क्षेत्रास नांव कायम ठेऊन 13.00 चौमी क्षेत्रास धारक सदरी बृहन्मुंबई महानगरपालिका यांचे नावची नोंद केलेली आहे. तरी उपरोक्त मिळकतपत्रिकेमधून 4.50 चौमी क्षेत्राचे काल्पनिक पोटविभाजन केल्याने न.भू.क्र. 737/9/12अ/1/क या मिळकतीचे 13.00 चौमी क्षेत्राची मिळकतपत्रिका खालीलप्रमाणे राहिल.

न.भू.क्र.	क्षेत्र (चौ.मी.)	तपशिल
737/9/12अ/1/क	13.00	रोड सेट बँक (MCGM)

तसेच सहायक अभियंता (विकास आराखडा) के/प विभाग बृहन्मुंबई महानगरपालिका यांचेकडील दि.05/08/2021 ची ताबा पावती मध्ये नमुद करण्यात आले आहे की, The possession of the built-up amenity of Hospital (RH1.2) along with plot bearing CTS No. 737/9/12A/1/B village Oshiwara having area of 1442.57 sq.mt with separate PRC in the name of MCGM. तरी उपरोक्त ताबा पावती पाहता उक्त न.भू.क्र. 737/9/12अ/1 मधील वगळलेले क्षेत्र 4.50 चौमी या क्षेत्राचे पुनश्च काल्पनिक पोटविभाजन करून त्यापैकी 2.63 चौमी क्षेत्र वीर सावरकर प्रोजेक्ट प्रा.लि. (आरक्षण म्युनिसिपल प्रायमरी सेकंडरी स्कूल) यांचे नावे कायम ठेवून सदरचे क्षेत्र मौजे-ओशिवरा तालुका अंधेरी येथिल न.भू.क्र. 737/9/12अ/1अ मध्ये सामिल करणे व उर्वरित 1.87 चौमी क्षेत्र हॉस्पिटल बृहन्मुंबई महानगरपालिका यांचे नावे कायम ठेवून सदर क्षेत्र मौजे-ओशिवरा तालुका अंधेरी येथिल न.भू.क्र 737/9/12अ/1/ब मध्ये सामिल करणे आवश्यक आहे. त्यामुळे उपरोक्त वस्तुस्थिती विचारात घेऊन महाराष्ट्र जमिन महसूल (महसूली भूमापन क्रमांकाचे उपविभाग) नियम 1969 अन्वये खालीलप्रमाणे एकत्रिकरण करण्यास मान्यता देण्यात येत असल्याने न.भू.क्र. 737/9/12अ/1अ व न.भू.क्र. 737/9/12अ/1/ब या मिळकतीचे मिळकतपत्रिकेवरील क्षेत्र खालीलप्रमाणे राहिल.

न.भू.क्र.	क्षेत्र (चौ.मी.)	न.भू.क्र.	क्षेत्र (चौ.मी.)
737/9/12अ/1अ	2136.13	737/9/12अ/1/ब	1442.57

तरी उपरोक्त वस्तुस्थिती विचारात घेता मी, जिल्हाधिकारी, मुंबई उपनगर जिल्हा महाराष्ट्र जमिन महसूल संहिता 1966 चे कलम 87 व महाराष्ट्र जमिन महसूल (महसूली भूमापन क्रमांकाचे उपविभाग) नियम 1969 अन्वये एकत्रिकरण पोटविभाजन करणेस व खालीलप्रमाणे नमुद मिळकतीचे क्षेत्र कायम करण्यास मान्यता देत आहे.

70044 26/9/24
 THE SEAL OF THE J. P. SUB-REGISTRAR ANDHERI
 MUMBAI SUBURBAN DIST. (RAJHODRA) 8
 AVARKAR PROJECT PVT Ltd.docx - 8 -

AVARKAR PROJECT PVT. LTD. LIMITED
 INFINITY GLOBAL SUPPLY CHAIN LIMITED
 MUMBAI

न.भू.क्र.	धारक	क्षेत्र.चौ.मी	सत्ताप्रकार
737/9/12अ/1/क	रोड सेट बँक (MCGM)	13.00	सी
737/9/12अ/1/अ	वीर सावरकर प्रोजेक्ट प्रा.लि. (आरक्षण म्यूनिसिपल प्रायमरी / सेकंडरी स्कूल)	2136.13	सी
737/9/12अ/1/ब	वीर सावरकर प्रोजेक्ट प्रा.लि. (आरक्षण म्यूनिसिपल प्रायमरी / सेकंडरी स्कूल बृहन्मुंबई महानगरपालिका)	1442.57	सी

अटी/शर्ती :-

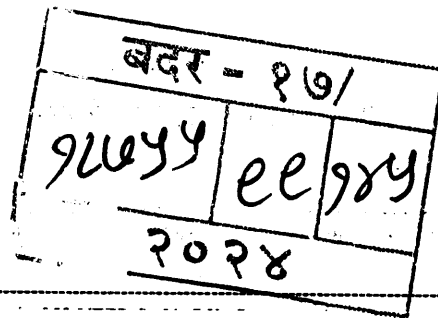
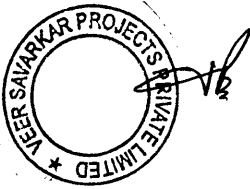
- 1) एकत्रिकरण/पोटविभाजन परवानगी आपण सादर केलेले कागदपत्रे सत्य असल्याचे ग्राह्य समजून दिली आहे. कागदपत्राचे सत्यतेबाबत वाद उद्भवल्यास अर्जदार जबाबदार राहतील.
- 2) सदरची परवानगी अर्जदार यांच्या वैयक्तिक जबाबदारीवर देण्यांत येत आहे. काही वाद निर्माण झाल्यास सदरची परवानगी रद्द करण्याचे अधिकार राखून ठेवण्यांत येत आहे.
- 3) एकत्रिकरण/पोटविभाजन आदेश केवळ मालकी हक्क व रोड सेट बँकच्या क्षेत्रापुरतेच मर्यादित आहे.
- 4) नगर भूमापन अधिकारी यांनी प्रश्नांकित मिळकतीचे प्रत्यक्ष मोजणीअंती येणारे क्षेत्रानुसार नियोजित भुखंडाचे क्षेत्र कायम करून पोटविभाजन आदेशाचा अंमल घेण्यात यावा.
- 5) प्रश्नांकित मिळकतीवर इतर कुठलेही हक्क, वाद किंवा न्यायप्रविष्ट प्रकरण / दावे असलेस त्याचे अधिन राहून देण्यांत येत आहे.
- 6) भविष्यात यासंदर्भात शासनाने घेतलेले निर्णय/आदेश अर्जदार यांचेवर बंधनकारक राहतील.

स्थळप्रतीवर मा. जिल्हाधिकारी यांची सही असे.

(दिनेश कुन्हाडे)
तहसिलदार (महसूल)
मुंबई उपनगर

प्रत :-

1. सचिव, मे. वीर सावरकर प्रोजेक्ट प्रा.लि.कॅम्पन सावंत मार्ग, ओशिवरा, अंधेरी, मुंबई -58
2. नगर भूमापन अधिकारी, अंधेरी यांचेकडे पुढील योग्य त्या कार्यवाहीसाठी रवाना.
3. निवड नस्ती.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800026446**

Project: **SIGNATURE**, Plot Bearing / CTS / Survey / Final Plot No.: **NEW 737/9/12/A/1A,1B,1C** Cat **Andheri, Andheri, Mumbai Suburban, 400058**;

1. **Veer Savarkar Projects Private Limited** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400058**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - The Registration shall be valid for a period commencing from **22/09/2020** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

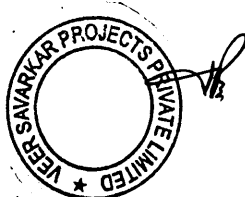
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Signature valid
Digitally Signed by
Dr. Vasanti Remane
(Secretary, MahaRERA)
Date: 22-09-2020 12:01



Dated: **22/09/2020**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority





LAW SCRIBES

Advocates & Solicitors

Reference Number: LS/NM/AP/008

Date: 26th August, 2020

To:

Veer Savarkar Projects Private Limited

CTS NO. 737/9/12A-1/12E/12F,

Oshiwara Village, Veera Desai Road,

Andheri (West),

Mumbai - 400 058.

Ref: Investigation of your title to all those piece or parcel of land formerly bearing CTS No. 737/9/12/A1 admeasuring 966.8 square meters, CTS No. 737/9/12/E admeasuring 2368.0 square meters and CTS No. 737/9/12/F admeasuring 256.9 square meters (all as per the earlier Property Register Card) and now bearing CTS no. 737/9/12/A1/A admeasuring 2,133.43 square meters, CTS no. 737/9/12/A1/B admeasuring 1,440.77 square meters and bearing CTS no. 737/9/12/A1/C admeasuring 17.50 square meters (as per the Property Register Cards), in aggregate admeasuring 3,591.70 square meters, all of Village - Oshiwara, Taluka Andheri in the Registration District of Mumbai Suburban (hereinafter collectively referred to as "**the said Land**").

Dear Sirs,

1. On your instructions, we have investigated your title to the said Land as more particularly described in the **Schedule** hereunder written; and as requested by you, we are issuing this certificate in respect of your entitlement to thereof.
2. In the course of such investigation of your title to the said Land, we have caused searches to be taken with the offices of the Sub-Registrar of Assurances at Mumbai Suburban District (Taluka Andheri) (viz. Bandra (East), Khar (West), Vile Parle (East), Andheri (West) & Jogeshwari (West)) for the years 1990 to 2020 and also issued public notices in 2 (two) newspapers viz. Free Press Journal (English - Mumbai edition) and Navashakti (Marathi - Mumbai edition) both dated 23rd December, 2019 for inviting claims in respect of the said Land.
3. During the course of investigation, you have placed in our hands, copies of the following title documents with regard to the said Land:
 - i. Agreement for Development dated 21st September, 2005 made and executed between (1) Mr. Hanif Umar Chunawala, (2) Mr. Iqbal Umar Chunawala, (3) Mrs. Hamidabanu Umar Chunawalla, (4) Mrs. Kulsum Umar Chunawala and (5) Mr. Mohammed Rafiq Umar Chunawala (hereinafter collectively referred to as "**Chunawallas**") and (1) Anuj Desai, (2) Nilesh Dalal, (3) Sanjay Nandani, (4) Pervez Dumasia and (5) Ashwanikumar V. Desai (hereinafter collectively referred to as "**the Erstwhile Developers**") is registered with the Sub-Registrar of Assurances at Andheri (West), Mumbai no. BDR9-9306 of 2005 (hereinafter referred to as "**the 2005 Development Agreement**");

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(Signature)

(Signature)

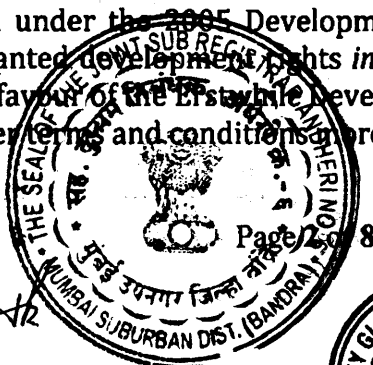
303, Lotus Road, St. Francis Road, Vile Parle (West), Mumbai 400 056
 T: +91 (22) 26127321 / F: +91 (22) 26127323 E: info@lawscribes.in W: www.lawscribes.in

- ii. Indenture of Conveyance dated 28th December, 2010 made and executed between the said Chunawallas of the First Part, the said Erstwhile Developers of the Second Part and one Birla Edutech Limited (hereinafter referred to as "Birla") of the Third Part, which is registered with the Sub-Registrar of Assurances at Andheri no.4 under no. BDR15-901-2011 (hereinafter referred to as "the 2010 Conveyance");
- iii. Lease Deed dated 25th March, 2010 made and executed between Mr. C.R. Rajesh Nair and Mrs. Sarita Sequiera (hereinafter collectively referred to as "Nair & Sequiera") in favour of one Lotus Corporation Private Limited (hereinafter referred to as "Lotus") registered with Sub-Registrar of Assurances at Andheri no.4 under no. BDR15-3237-2010 (hereinafter referred to as "the 2010 Lease Deed");
- iv. Indenture of Conveyance dated 25th March, 2011 made and executed between Nair & Sequiera in favour of Birla, which is registered with the Sub-Registrar of Assurances at Andheri no.4 under no. BDR15-03279-2011 (hereinafter referred to as "the 2011 Conveyance");
- v. Order dated 10th May, 2017 passed by the Hon'ble Court of Sessions for Greater Bombay, (being the Designated Court) under the provisions of the Maharashtra Protection of Interest of Depositors (in Financial Institutions) Act, 1999 (hereinafter referred to as "the MPID Act") in Miscellaneous Application no.497 of 2017 in MPID Special Case no.4 of 2017 (hereinafter referred to as "the said Order"); and
- vi. Certificate of Sale dated 12th May, 2017 issued by the Deputy Collector (Encroachment/Removal) and Competent Authority (under MPID Act), Colaba Division, Mumbai, (hereinafter referred to as "the Competent Authority") which is registered with the Sub-Registrar of Assurances at Andheri no.1 under no. BDR1-5162-2017 (hereinafter referred to as "the said Sale Certificate").
4. The following emanates from our having perused the documents referred to above:

- i. It appears that at all relevant times prior to 26th September, 2005, the said Chunawallas were seized and possessed of and otherwise well sufficiently entitled *inter alia* to all that piece or parcel of land earlier bearing CTS nos. 737/9/12/E and 737/9/12/F of Village Oshiwara, Taluka Borivali, Mumbai Suburban District (being a part of the said Land) (hereinafter referred to as "the First Land").

- ii. By and under the 2005 Development Agreement, the said Chunawallas had granted development rights *inter alia* in respect of the First Land to and in favour of the Erstwhile Developers at and for the consideration and on other terms and conditions more particularly set out therein.

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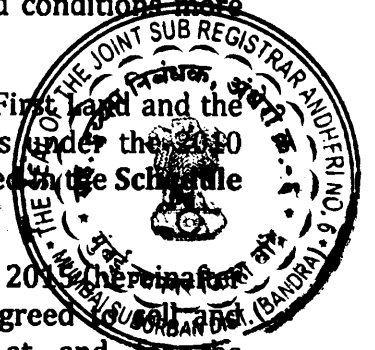
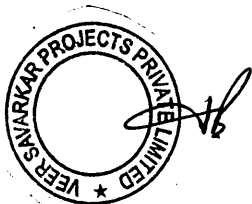


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- iii. Pursuant thereto, by and under the said 2010 Conveyance, the said Chunawallas with consent and confirmation of the said Erstwhile Developers sold, conveyed and transferred the First Land to and in favour of Birla, at and for the consideration and on other terms and conditions more particularly set out therein.
- iv. It further appears that at all relevant times prior to 17th March, 2010, one Mr. Balkrishna Pritamlal Wadhawan (hereinafter referred to as "Balkrishna") was seized and possessed of and otherwise well sufficiently entitled to all that piece or parcel of land earlier bearing CTS no.737/9/12/A/1 of Village Oshiwara, Taluka Borivali, Mumbai Suburban District (also forming part of the said Land) (hereinafter referred to as "the Second Land");
- v. The First Land and the Second Land together constitute the said Land as more particularly described in the **Schedule** hereunder;
- vi. On perusal of the said 2011 Conveyance, it appears that under an Indenture of Conveyance dated 17th March, 2010, registered with the Sub-Registrar of Assurances at Andheri no.4 under no.BDR-15-2906-2010 made and executed the said Balkrishna in favour of the said Nair & Sequiera, the said Balkrishna had sold, conveyed and transferred the Second Land to and in favour of the said Nair & Sequiera at and for the consideration and on other terms and conditions more particularly set out therein. Whilst we have not perused copy of the said Indenture of Conveyance dated 17th March, 2010, a reference to the same is noted by us in the recitals of the 2011 Conveyance.
- vii. By and under the 2010 Lease Deed made and executed between the said Nair & Sequiera in favour of Lotus, the said Nair & Sequiera have granted a lease in respect of a portion of land admeasuring 18 square meters out of the Second Land to and in favour of Lotus, at and for the consideration and for the rent reserved thereby on the terms and conditions as more particularly set out therein.
- viii. By and under the 2011 Conveyance, Nair & Sequiera have sold, transferred and conveyed the Second Land to and in favour of Birla, at and for the consideration and on the other terms and conditions more particularly set out therein.
- ix. Accordingly, Birla had acquired ~~the~~ ^{शुद्ध} in respect of the First Land and the Second Land (subject to the leasehold rights of Lotus under the 2010 Lease Deed), thus constituting the said Land as described in the Schedule hereunder written;
- x. Thereafter, by and under a Term Sheet dated 14th April, 2011 (hereinafter referred to as "the said Term Sheet"), Birla had agreed to transfer the said Land to and in your favour, at and for the



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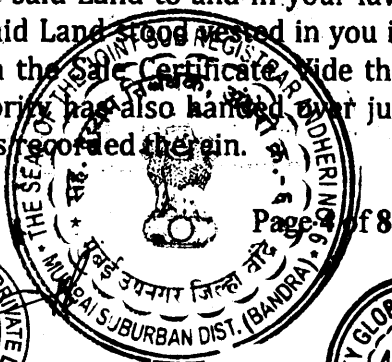
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consideration and on other terms and conditions more particularly set out therein. It is recorded in the said Order and the said Sale Certificate that Birla had put you in physical possession of the said Land pursuant to the said Term Sheet. The said Term Sheet was not registered.

- xi. It appears that pursuant to the aforesaid, by and under a Notification dated 19th March, 2016, issued by the Government of Maharashtra (Home Department) and published in Official Gazette (pursuant to the provisions of Sections 4 and 5 of the MPID Act), the said Land was attached under the provisions of the MPID Act; and the Dy. Collector (Encroachment/Removal) Colaba Division, Mumbai City was appointed as the Competent Authority in respect of the said Land.
- xii. Thereafter, by and under an order dated 20th October, 2016 passed by the Hon'ble MPID Designated Court under the MPID Act, in Special Case no.4 of 2014, the said Land was ordered to be sold by an auction. We have not perused a copy of the said order dated 20th October, 2016, but a reference to the same is found in the Sale Certificate.
- xiii. You had preferred a Miscellaneous Application no.497 of 2017 before the Hon'ble MPID Designated Court (hereinafter referred to as "the said Misc. Application") in the aforesaid Special Case no.4 of 2014 in C.R. No 168 of 2013; and the said Misc. Application came up for hearing before the Hon'ble MPID Designated Court on 10th May, 2017.
- xiv. It is recorded in said Order dated 10th May, 2017 (passed in the aforesaid Misc. Application) that at the time of hearing of the said Misc. Application on 10th May, 2017, you made an offer for purchase of the said Land for the sum of Rs.25,00,00,000/- (Rupees Twenty Five Crores only), (out of which an amount of Rs.1,00,00,000/- (Rupees One Crore only) was paid by you to the said Birla at the time of execution of the aforesaid Term Sheet); and accordingly, the balance amount of Rs.24,00,00,000/- (Rupees Twenty Four Crores only), was paid by you to the Competent Authority under the MPID Act on 10th May, 2017, itself. In the circumstances, after hearing all the concerned parties, the Hon'ble MPID Designated Court has passed the said Order dated 10th May, 2017, in the said Misc. Application; and has thereby *inter alia* directed the Competent Authority to issue a Certificate of Sale in respect of the said Land in your favour.
- xv. In accordance with the directions of the Hon'ble MPID Designated Court under the said Order, the Competent Authority has issued the said Sale Certificate; and has thereby certified and confirmed the sale and transfer of the said Land to and in your favour; and in the circumstances, title to the said Land stood vested in you in the manner as more particularly set out in the said Sale Certificate. Side the said Sale Certificate, the Competent Authority has also handed over juridical possession of the said Land to you as recorded therein.

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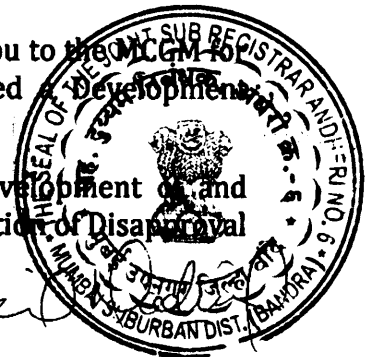
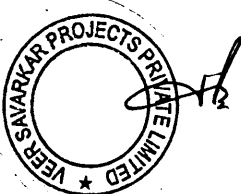


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- xvi. In the circumstances, you have acquired a clear and marketable title to the said Land in accordance with the terms and conditions mentioned in the said Order and the said Sale Certificate, subject only to the leasehold entitlement of Lotus in respect of the portion admeasuring 18 square meters out of the Second Land (forming part of the said Land) as per the terms of the 2010 Lease Deed.
- 5. Though the areas of the plots comprised in the said Land are not accurately matching in the various documents referred to above, we have perused copies of the property register cards pertaining to the said Land (which copies are annexed to the said Sale Certificate) and the areas of the 3 (three) plots comprised in the said Land as mentioned in the property register cards are as set out in the **Schedule** hereunder written. As per the said copies of the property register cards of the said Land annexed to the Sale Certificate, the name of Birla appears thereon as the owner of the said Land. However, the name of Lotus (a lessee in respect of the portion admeasuring 18 square meters out of the Second Land) does not appear on the property register card in respect of the Second Land.
- 6. The said Land was initially reserved for a Municipal Primary/Secondary School in the previously applicable Development Plan for Greater Mumbai, 1991.
- 7. Thereafter, by virtue of various notifications issued by the Urban Development Department of the Government of Maharashtra under the provisions of the Maharashtra Regional and Town Planning Act, 1966, the Development Control and Promotion Regulations, 2034 for Greater Mumbai (hereinafter referred to as "DCPR"), came into force and by coming into force of the DCPR the reservation of the said Land was changed to hospital in the new Development Plan for Greater Mumbai, 2034.
- 8. Accordingly, the said Land (being reserved for hospital as aforesaid) could be developed under the provisions comprised in Regulation 17 (1) of the DCPR.
- 9. As regards development of and construction on the said Land as proposed by you, from the documents furnished to us it appears that:
 - a. You had made certain applications to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM") for development of the said Land under the accommodation reservation policy as per the applicable DCPR.
 - b. Pursuant to such the aforesaid applications made by you to the MCGM for development of the said Land, the MCGM has issued a Development Permission dated 22nd November, 2018 to you.
 - c. Pursuant thereto, the MCGM approved plans for development of and construction on the said Land and has issued an Intimation of Disapproval dated 6th August, 2019 to you.

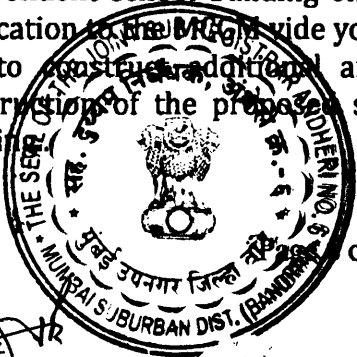




- d. In accordance to the development plans of the DCPR, you are required to handover to the MCGM land forming part of the said Land for road widening being area admeasuring approximately 17.50 square meters forming part on the said Land (viz. land admeasuring 3,591.70 square meters), thus reducing the area of the said Land to land admeasuring approximately 3,574.20 square meters.
- e. In accordance with the provisions of Regulation 17 (1) of the DCPR, you are required to develop the reservation (a) viz. hospital building on 40% (Forty Percent) of the area of the land admeasuring 3,411.05 square meters forming part of the said Land (viz. land admeasuring 3,574.20 square meters) viz. land admeasuring approximately 1364.42 square meters (hereinafter referred to as "the Hospital Plot") and (b) viz. municipal school building on 50% (Fifty Percent) of the area of the land admeasuring 152.70 square meters forming part of the said Land (viz. land admeasuring 3,574.20 square meters) viz. land admeasuring approximately 76.35 square meters (hereinafter referred to as "the School Plot") and handover such constructed hospital building along with the Hospital Plot and the School Plot (viz. in aggregate land admeasuring approximately 1,440.77 square meters) to the MCGM free of costs and you are entitled to put up construction of a multistoried building for commercial office use on the remaining land area out of the said Land (viz. land admeasuring 3,574.20 square meters) in the aggregate admeasuring approximately 2,133.43 square meters (hereinafter referred to as "the Sale Plot") (viz. (a) land admeasuring 2046.63 square meters (being 60% (Sixty Percent) of the area of the land admeasuring 3,411.05 square meters forming part of the said Land) and (b) land admeasuring 76.35 square meters (being 50% (Fifty Percent) of the area of the land admeasuring 152.70 square meters forming part of the said Land) and (c) remaining land area admeasuring 10.45 square meters (being land forming part of the said Land)). As per the applicable provisions of the DCPR and in particular under provision of regulation 17 (1) of the DCPR; the construction on the Sale Plot is permitted for the permissible use in the zone (other than the purpose for which the said Land is reserved).

f. The Hospital Plot and the School Plot are contiguous plots of land admeasuring approximately 1,440.77 square meters and are hereinafter collectively referred to as "the Reserved Plot". Since the School Plot admeasures only 76.35 square meters it is not possible to construct an independent school building on the School Plot and you have made an application to the MCGM vide your letter dated 24th April, 2020 to permit you to construct additional area in the hospital building in lieu of construction of the proposed school building; and such application is pending.

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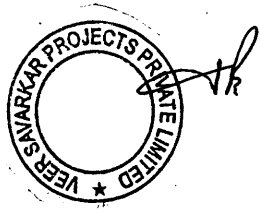
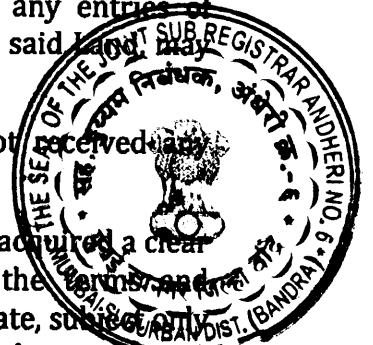


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- g. Accordingly, you have proposed to construct a multistoried building for commercial office use on the Sale Plot (hereinafter referred to as "the Proposed Building").
 - h. Pursuant thereto the MCGM has issued the Commencement Certificate dated 26th August, 2019, thereby permitting you to commence construction of the Proposed Building on the Sale Plot.
 - i. Pursuant thereto, by and under an Order dated 27th December, 2019 passed by the Collector, Mumbai Suburban District, the said Land is subdivided into three distinct plots of land; and accordingly the Sale Plot is now bearing CTS no. 737/9/12/A1/A admeasuring approximately 2,133.43 square meters, the Reserved Plot is now bearing CTS no. 737/9/12/A1/B admeasuring approximately 1,440.77 square meters and the plot to be handed over to the MCGM for road widening is now bearing CTS no. 737/9/12/A1/C admeasuring approximately 17.50 square meters.
10. You have informed us that you are in process of making applications for approval of plans for construction of a new building on the said Land and issuance of commencement certificate in respect thereof to MHADA and further that once you obtain the commencement certificate, you shall be making an application to the Maharashtra Real Estate Regulatory Authority for registering the project of construction on the said Land under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA").
11. In the course of the searches caused to be taken by us with the offices of Sub-Registrars of Assurances, at Mumbai Suburban District (Andheri Taluka) for the years 1990 to 2020 as aforesaid, we have not come across any entries of registration of any documents, whereby your entitlement to the said Land may be adversely affected.
12. In pursuance of the public notices issued by us, we have not received any claims/objections.
13. In view of the aforesaid, we are of the opinion that (a) you have acquired a clear and marketable title to the said Land in accordance with the terms and conditions mentioned in the said Order and the said Sale Certificate, subject to the leasehold entitlement of Lotus in respect of the portion admeasuring 18 square meters as aforesaid, as per the terms of the 2010 Lease Deed; and (b) are entitled to exclusively undertake full, free and complete development of the said Land by construction of buildings thereon viz. the hospital building on the Hospital Plot and the Proposed Building on the Sale Plot in accordance the approvals obtained and to be obtained hereafter from the MCGM and other concerned authorities; and (c) and subject to your obtaining registration of the project of construction on the said Land under the provisions of RERA, you will

बदर - १७/		
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Continuation Sheet No.: 7

be entitled to create third party rights in respect of the units/premises comprised in the Proposed Building on the Sale Plot.

SCHEDULE

(Description of the said Land)

All those piece or parcel of immovable property bearing CTS no. 737/9/12/A1/A admeasuring 2,133.43 square meters, CTS no. 737/9/12/A1/B admeasuring 1,440.77 square meters and bearing CTS no. 737/9/12/A1/C admeasuring 17.50 square meters (as per the Property Register Cards), in aggregate admeasuring 3,591.70 square meters, all of Village - Oshiwara, Taluka - Andheri in the Registration District of Mumbai Suburban and bounded (as mentioned in the Sale Certificate) as follows:

On or towards the North : by plots bearing CTS nos. 73/9/10 and 737/9/11

On or towards the South : by 18.30 meters wide DP Road

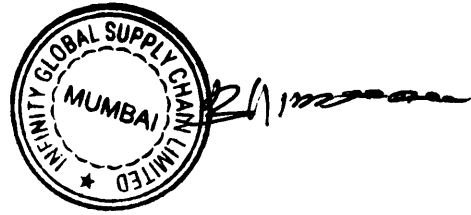
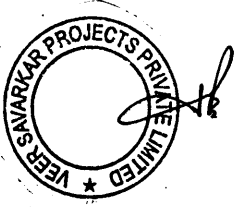
On or towards the East : by plots bearing CTS nos. 737/5C and 737/5/D

On or towards the West : by plots bearing CTS nos. 737/9/12/C and 737/9/12/D

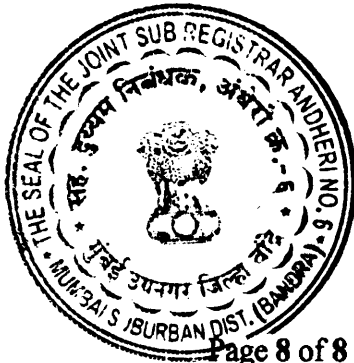
Dated this 26th day of August, 2020

For Law Scribes:

(Neil Mandevia)
Advocate & Solicitor



बदर - १७/		
१६५५५	११२	१४५
२०२४		



ANNEXURE K



BRIHANMUMBAI MUNICIPAL CORPORATION ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034

[CHE/WS/0747/K/337 (NEW)/OCC/1/New of 12 June 2023]

To,
Shri. Ramesh Ludhani of M/s. Veer Savarkar Projects Pvt. Ltd.
C-18, anju Apartment, Prabhat Nagar, Dahisar (East), Mumbai-400 068..

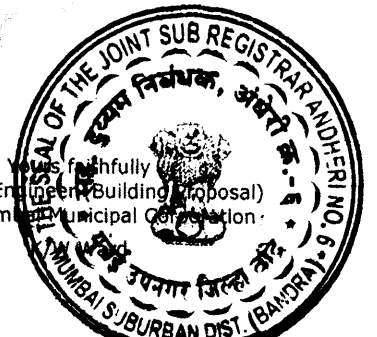
Dear Applicant,

The Full development work of commercial building comprising of four level basement for car parking + lower ground floor for car parking + upper ground + 1st floor + 2nd floor as service floor + 3rd to 12th + 14th to 28th + 29th (pt.) upper floors on plot bearing CTS No. 737/9/12/A/1, 737/9/12/E & 737/9/12/F of village OSHIWARA at Captain Sawant road is completed under the supervision of Shri. PUSHKAR BHANUPRASAD SUTHAR , Licensed Surveyor , Lic. No. S/336/LS , Shri. Achuyt NARAYAN Watve , Structural Engineer, Lic. No. STR/W/10 and Shri. Kishor Raorane , Site supervisor, Lic.No. R/43/SSI and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. CHE/WS/0747 /K/337(NEW)-CFO/1/New dated 19 May 2023 . The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

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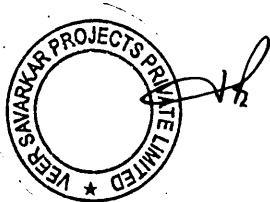
1. Asstt. Commissioner, K/W Ward
 2. A.A. & C. , K/W Ward
 3. EE (V), Western Suburb I
 4. M.I. , K/W Ward
 5. A.E.W.W. , K/W Ward
 6. Licensed Surveyor, PUSHKAR BHANUPRASAD SUTHAR, 1st Floor, Aditya Kutir, 4th Road, Khar(West), Mumbai-400052.
- For information please

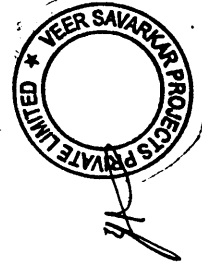
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२०२४		



CHE/WS/0747/K/337
(NEW)/OCC/1/New

Page 1 of 1 On 12 Jun 2023

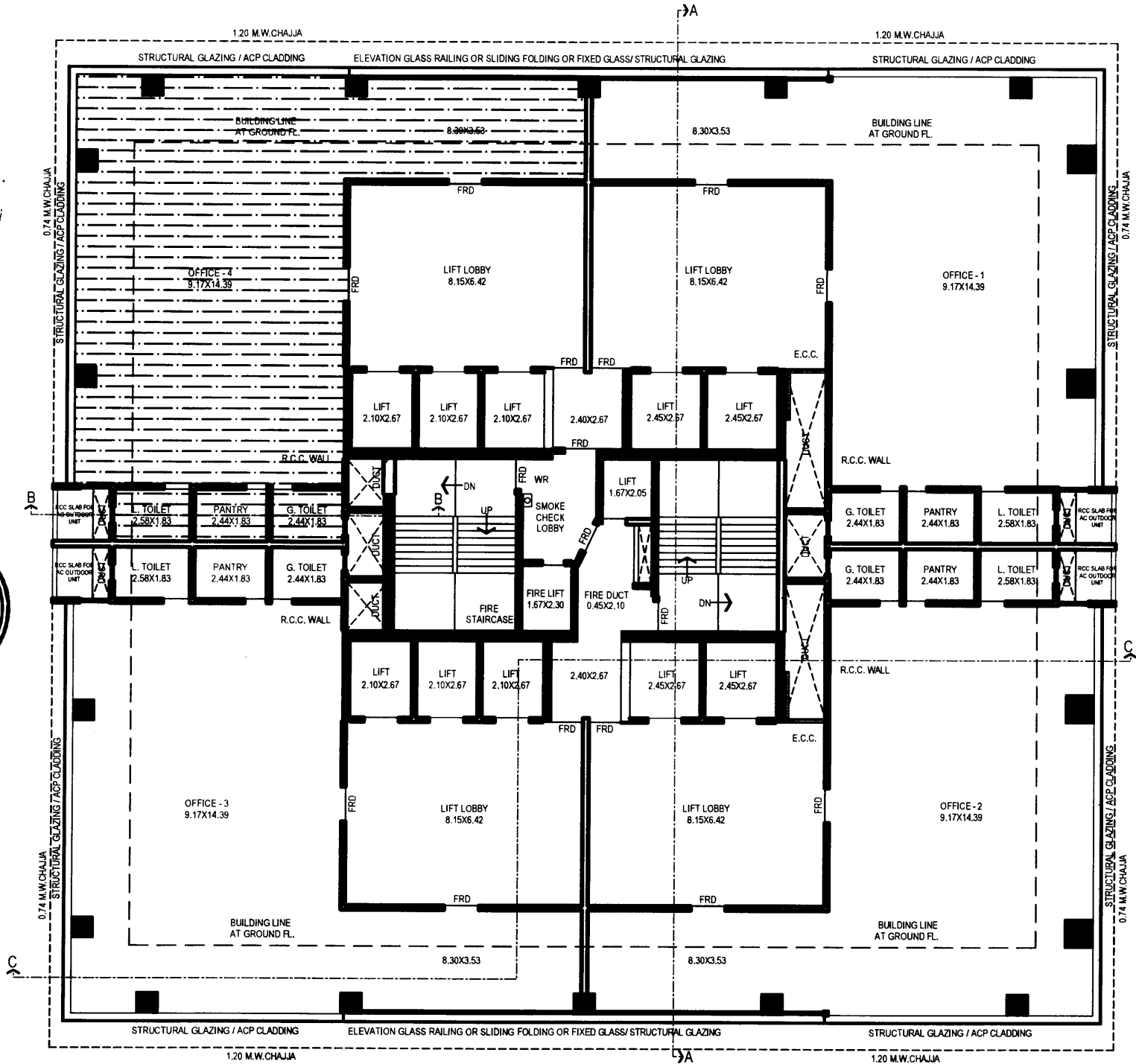
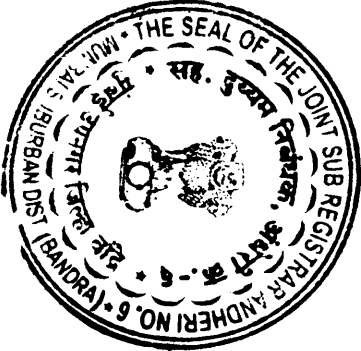




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10th To 12th, 14th, 18th To 21st, 23rd To 26th FLOOR PLAN

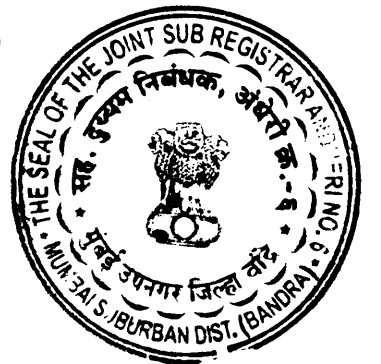
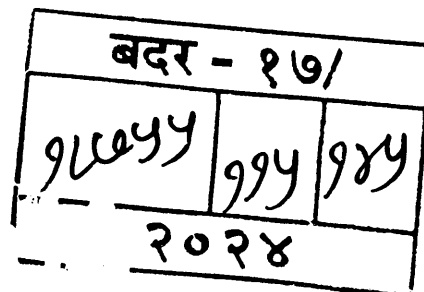
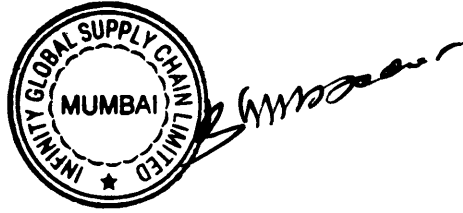
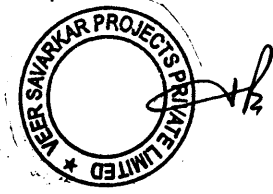
SCALE-1:100

ANNEXURE M

DETAILS OF PURCHASE PRICE AND INSTALLMENTS OF PURCHASE PRICE

The Purchase Price payable by the Purchaser to the Promoter in respect of the said Unit shall be **Rs. 12,78,83,700/- (Rupees Twelve Crore Seventy Eight Lakh Eighty Three Thousand Seven Hundred Only)** which shall be paid by the Purchaser to the Promoter in the following manner:

Sr. No.	Installments of Purchase Price	Amount
1	Paid on or before execution of this Agreement	Rs. 75,00,000/-
2	Within 15 days from execution of this Agreement	Rs. 12,03,83,700/-



ANNEXURE N

Part A

Limited Common Areas and Facilities

1. All terraces except Terrace above Lift machine room and overhead water tank.
2. Lift No. 5 and 6
3. Lift lobby adjacent to office area and elevation feature thereto
4. Reception area in Entrance Lobby as shown in Red Colour on the plan annexed hereto and forming part of this Annexure
5. Internal Staircase, Internal Lift and Internal Lift Machine Room
6. Car Parking Spaces other than allotted in terms of this Agreement
7. All areas not covered under Part B hereto i.e. the common areas and facilities in common are restricted areas and the Promoter have absolute right of the same to any person/s in the manner the Promoter deems fit and proper.

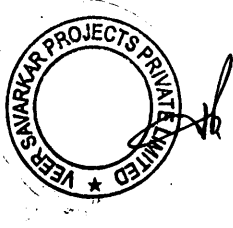
बदर - १७/		
Part B	१२४५	११६७४५
<u>The Common Areas and Facilities in Common</u>		



1. Entrance Lobby of the Building except Reception area as mentioned in Part A above.
2. All staircases of the Building
3. Electric Meters and Water Meters connected to common lights, water connections etc.
4. Lift Nos. 1 to 4 and 7 to 14
5. Terrace above Lift machine room and overhead water tank
6. Underground water tank and pump room
7. Cafeteria and Kitchen on 1st Floor



8. Society Office
9. Electrical Panel Room
10. Space for Fire Panel and BMS
11. Biodegradable waste Treatment Plant Room
12. Space for sewage Treatment Plant Room
13. Refuge Area on 7th, 15th and 22nd Floor
14. Service Floor on the 2nd Floor



बंदर - १७/		
१८७५५	११७७	१४५
२०२४		



CIN-U70102MH2013PTC247076

veersavarkarprojects@gmail.com

VEER SAVARKAR PROJECTS PRIVATE LIMITED

Signature, CTS NO 737/9/12A/1A,
Oshiwara, Off. Veera Desai Road,
Andheri (West), Mumbai - 400053.

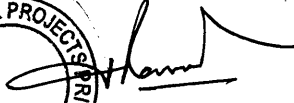
**CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF THE
MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 15TH
FEBRUARY, 2022.**

"RESOLVED that Mr. Ramesh Ludhani, the Director of the Company is hereby authorised to sign and execute on behalf of the Company, the Agreement/s for Sale, Deed of Rectification/s, Deed of Confirmation/s and any such other document/s incidental thereto, with respect to sale of the units in the building known as "Signature" situated at CTS No. 737/9/12A/1A, Oshiwara, Veera Desai Road, Andheri (West), Mumbai 400058, to various purchaser/s and appear before the concerned Sub- Registrar of Assurances and represent the Company and admit execution of the said Agreement/s for Sale, Deed of Rectification/s, Deed of Confirmation/s and such other document/s incidental thereto and do such further acts and deeds as may be required to give effect to this resolution.

Dated this 24th October, 2024

CERTIFIED TO BE TRUE COPY

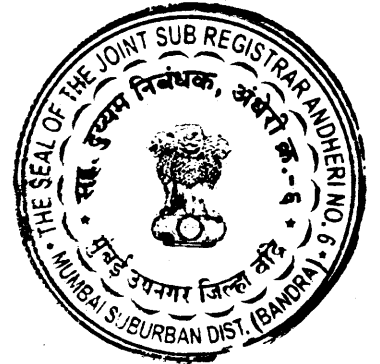
For Veer Savarkar Projects Private Limited


Director

Ramesh Ludhani

DIN: 06992037

बदर - १७/
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२०२४



513/12496

पावती

Original/Duplicate

Thursday, July 18, 2024

नोंदणी क्र.: 39म

4:52 PM

Regn.:39M

पावती क्र.: 13245 दिनांक: 18/07/2024

गावाचे नाव: अंधेरी

दस्तावेजाचा अनुक्रमांक: बदर17-12496-2024

दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: रमेश लुधानी

नोंदणी फी रु. 100.00


दस्त हाताळणी फी रु. 300.00

पृष्ठांची संख्या: 15

एकूण: रु. 400.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-० अंदाजे

5:12 PM ह्या वेळेस मिळेल.


सह. दुय्यम निबंधक, अंधेरी-6
मुंबई उपनगर जिल्हा.

वाजार मूल्य: रु.0.1 /-

मोवदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724180914230 दिनांक: 18/07/2024

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005195359202425E दिनांक: 18/07/2024

वँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT

DELIVERED ON...23/07/24

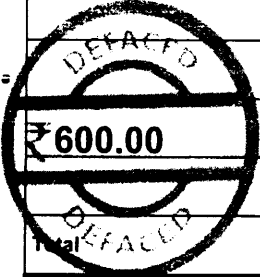
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१८०५५ १२२ १४५
२०२४



CHALLAN
MTR Form Number-6



GRN MH005195359202425E	BARCODE	Date 15/07/2024-07:40:18	Form ID 48(f)
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name BDR17_JT SUB REGISTRAR ANDHERI 6		PAN No.(If Applicable)	AAFPL7377N
Location MUMBAI		Full Name	RAMESH LUDHANI
Year 2024-2025 One Time		Flat/Block No.	Flat No. 201, C/26, New Akash Ganga
Account Head Details		Amount In Rs.	Premises/Building
0030045501 Stamp Duty		500.00	Road/Street Yamuna Nagar, Near Ryan Global School
0030063301 Registration Fee		100.00	Area/Locality Andheri (West), Mumbai
			Town/City/District
			PIN 4 0 0 0 5 3
Remarks (If Any)			
PAN2=BMOPG8262P~SecondPartyName=SEEMA MUKESH GAIKWAD~			
Amount In		Six Hundred Rupees Only	
Words		600.00	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332024071510532 2878914604
Cheque/DD No.		Bank Date	RBI Date 15/07/2024-07:41:12 16/07/2024
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	100 , 16/07/2024

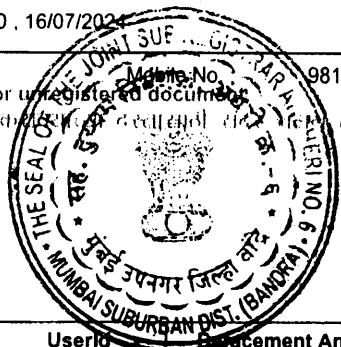


Department ID :
NOTE: This challan is valid for document to be registered in Sub-Registrar office only. No valid for unregistered documents.
याच चालानाचा वापर केवळ नोंदणी कार्यालयात नोंदणी करायला घ्यायला लागतो. याचालानाचा अननोंदणीत वापर करता येत नाही.

Signature Not Verified

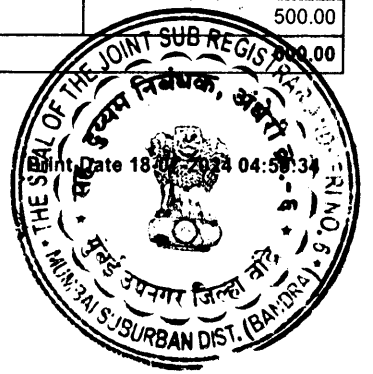
Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY MUMBAI-03
Date: 2024.07.16 16:55:34 IST
Reason: GRAS Secure Document
Location: India

928EE 2 94
2028



Sr. No.	Remarks	Defacement No.	Defacement Date	User ID	Defacement Amount
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2	(IS)-513-12496	0002918121202425	18/07/2024-16:52:05	IGR554	500.00
Total Defacement Amount					600.00

बंद - १७/७
96044 928984
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29/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

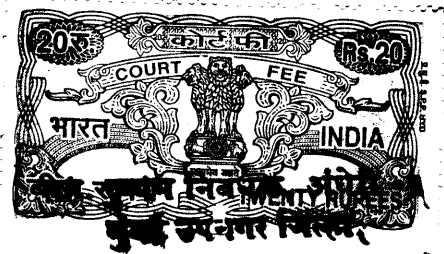
दस्त क्रमांक : 18755/2024

नोंदणी :

Regn:63m

गावाचे नाव : ओशिवरा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	127883700
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	32676788.31
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: ऑफिस क्र. 2404, माळा नं: 24 वा मजला, इमारतीचे नाव: सिप्रेचर, ब्लॉक नं: ओशिवरा विलेज,ऑफ वीरा देसाई रोड, रोड : अंधेरी पश्चिम,मुंबई- 400053, इतर माहिती: ऑफिस क्र. 2404, माळा नं: 24 वा मजला, इमारतीचे नाव: सिप्रेचर, ब्लॉक नं: ओशिवरा विलेज,ऑफ वीरा देसाई रोड, रोड नं: अंधेरी पश्चिम,मुंबई- 400053, इतर माहिती: ऑफिस चे एकूण क्षेत्र 176.98 चौ. मीटर रेरा कार्पेट म्हणजे 194.67 चौ. मीटर बांधीव...सोबत 3 कार पार्किंग स्पेस.((C.T.S. Number : 737/9/12A/1A ;))
(5) क्षेत्रफळ	1) 194.67 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वीर सावरकर प्रोजेक्ट्स प्राईव्हेट लिमिटेड चे संचालक रमेश लुधानी तर्फे मुखत्या कृष्णा मिंग वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी टी एस क्र. 737/9/12ए/1ए, ओशिवरा विलेज, ऑफ वीरा देसाई रोड, ब्लॉक नं: -, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:- AAECV5477D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-इन्फिनिटी ग्लोबल सप्लाय चैन लिमिटेड चे संचालक भिमजी नानजी पटेल वय:-54; पत्ता:-प्लॉट नं: ऑफिस नं. 605 , माळा नं: 6 वा मजला , इमारतीचे नाव: रेमी कॉमर्सओ, ब्लॉक नं: शाह इन्डस्ट्रीयल इस्टेट, लिंक रोड, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AAFCI9801F
(9) दस्तऐवज करून दिल्याचा दिनांक	24/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	25/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	18755/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	7673100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 28/10/2024) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

सह. दुय्यम निबंधक, अ.नि.
मुंबई उपनगर जिल्हा.